THE CITY OF SAN DIEGO

North Park

Mini-Park

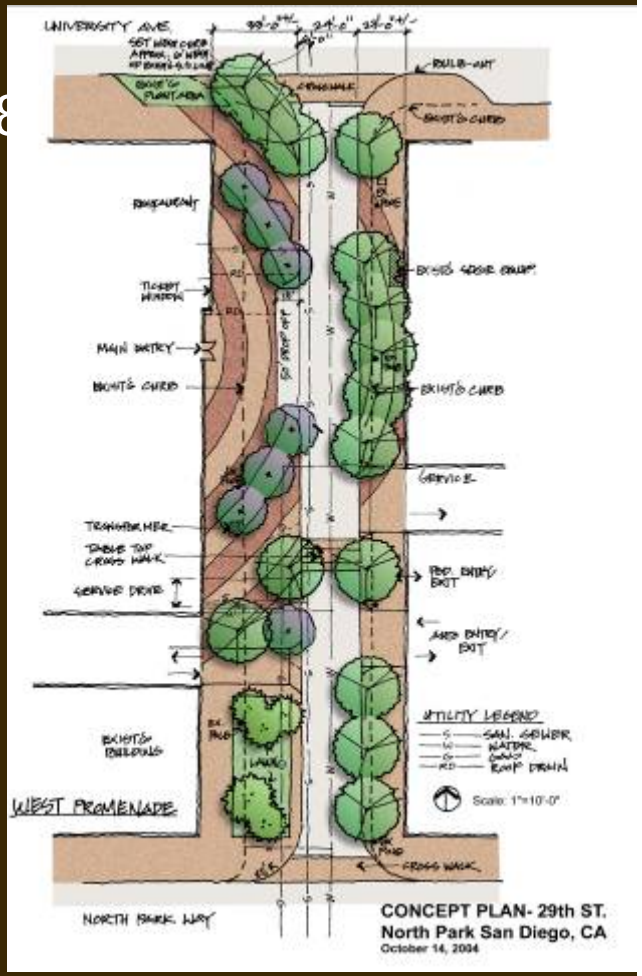
& Associated Streetscapes

MIG

PROJECT PROCESS

Project Process

- Previous Planning Efforts
  - Greater North Park Community Plan, 198
  - North Park Theater Plaza, 2004
  - General Plan, 2008
  - North Park Parking Management Plan, 2010
  - Other
- Concurrent Planning Projects & Processes
  - Greater North Park Community Plan Update
  - University Ave Mobility Plan & EIR
  - Jefferson Elementary School Joint Use Improvements
  - Other



Project Process

Existing Conditions & Vision

Stakeholder Interviews

Community Workshop #1

Prelim. Design Concepts

Community Meeting #2

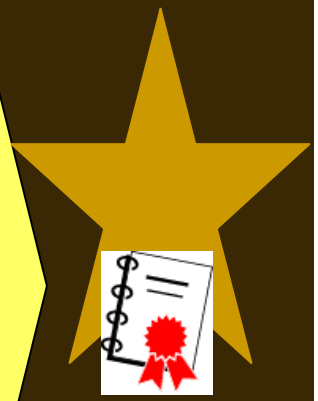
Refined Design Concepts

Community Meeting #3 +North Park Rec. Council

DRC

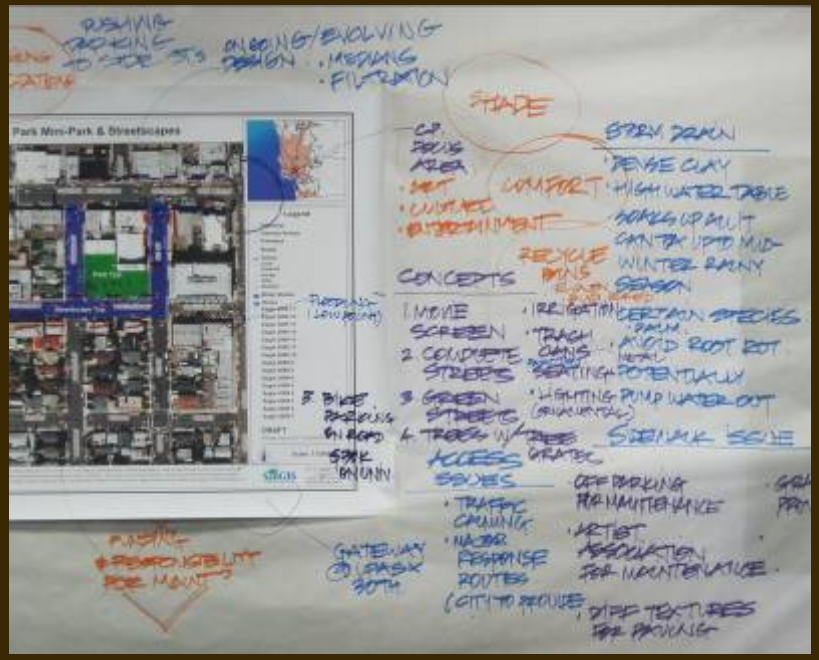
Park & Rec. Board

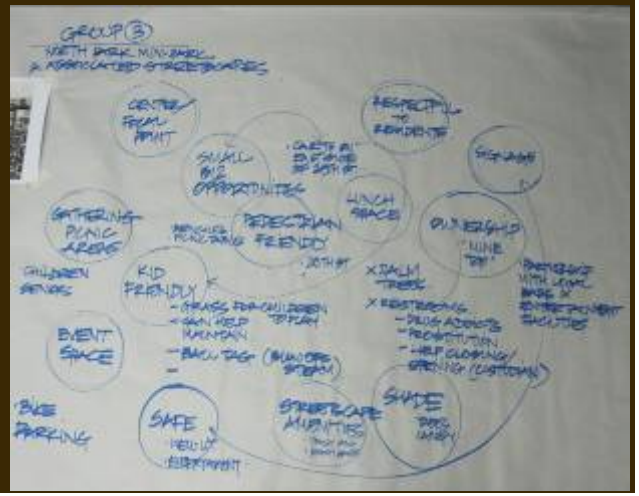
Planning Committee



Mini Park GDP & Street-scape Master Plan

Project Process





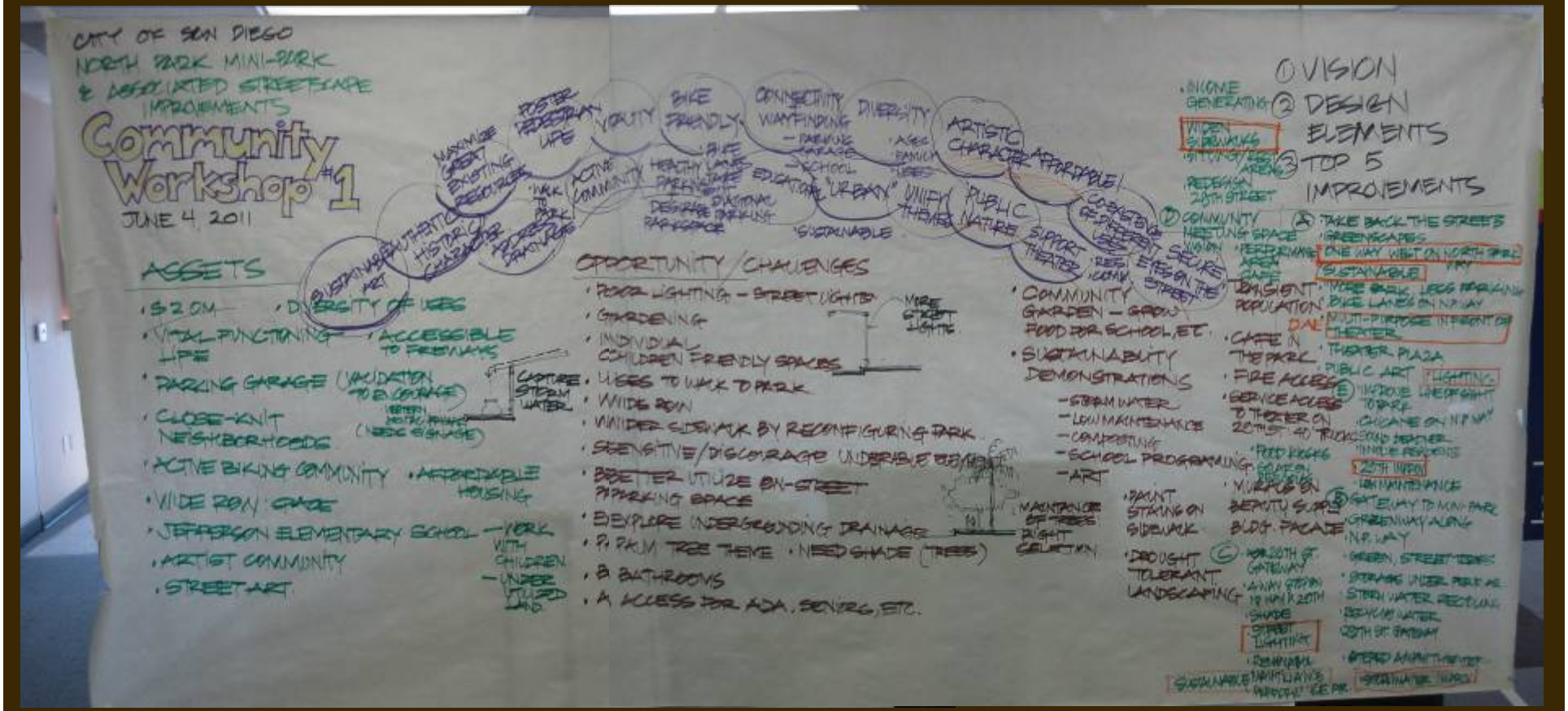
Workshop #1:

Community Workshop #1: Visioning Session

COMMUNITY VISION

Project Process

Community Workshop #1: Assets Challenges & Opportunities



8

north
park
urban
public
diverse
commercially
viable
healthy
supportive
coexist
active
affordable
authentic
desirable
bike-friendly
safe
artistic
educational
connected
unified
historic
character
sustainable
pedestrian friendly

9

ASSETS

Assets

- Diversity and proximity of uses and destinations (University Ave, Jefferson School, etc)
- Close-knit affordable neighborhood
- Authentic, vital, cohesive and diverse culture
- Artistic community
- Historic character

Assets

- A central, under-utilized space for a park
- Wide right-of-way (streets)
- Under-utilized parking garage
- Active biking community
- Available (partial) funding

CHALLENGES

Challenges & Opportunities

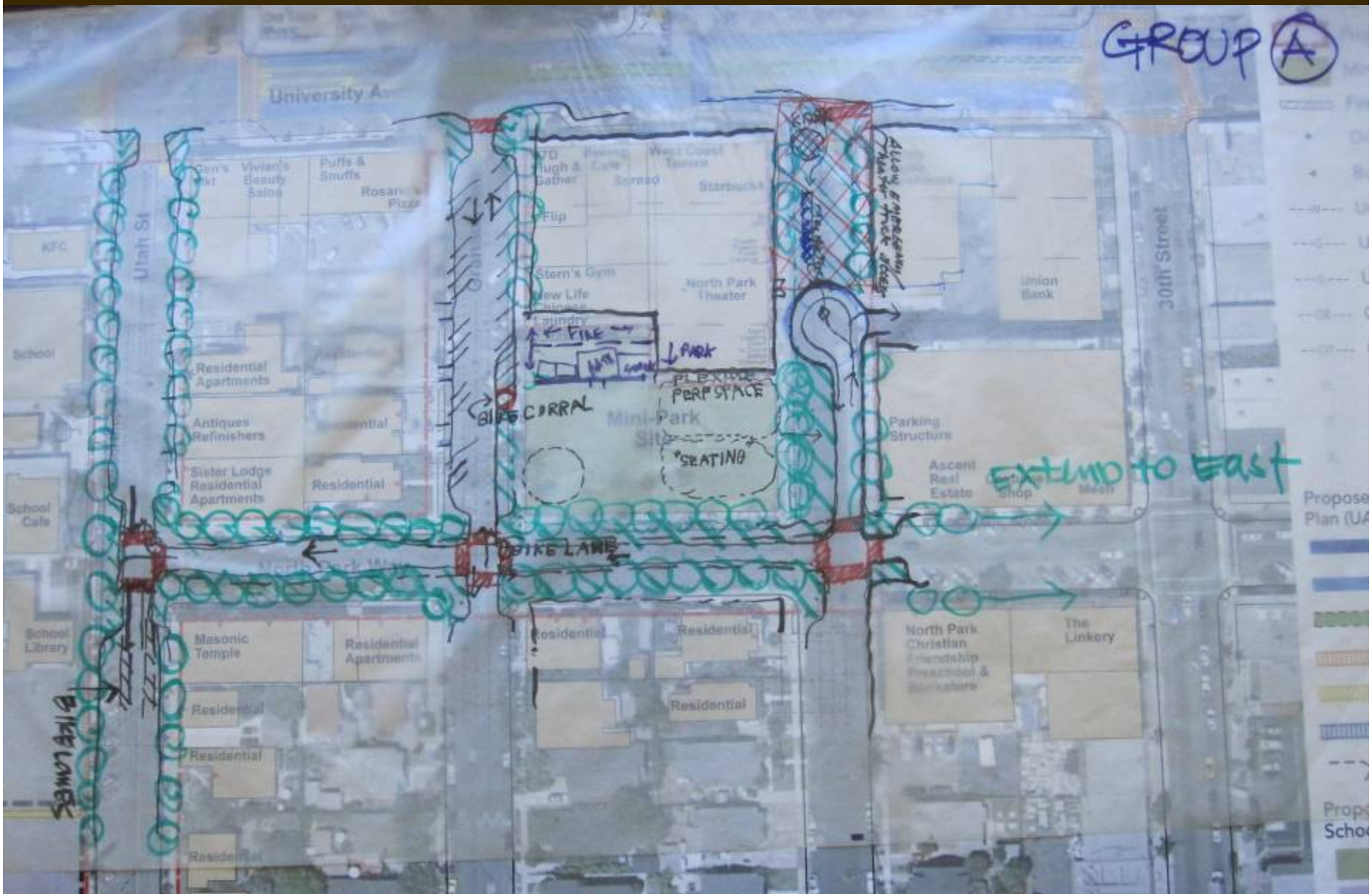
- Accommodating **multiple desired uses** for the park from multiple interest groups
- Creating a **safe, pedestrian friendly environment** through design & programming
- Celebrating and integrating **North Park character**
- **Addressing potential noise disturbances** affecting neighboring residents
- **Minimizing impacts to local businesses** and Jefferson Elementary School
- Addressing **access to the adjoining properties**

Challenges & Opportunities

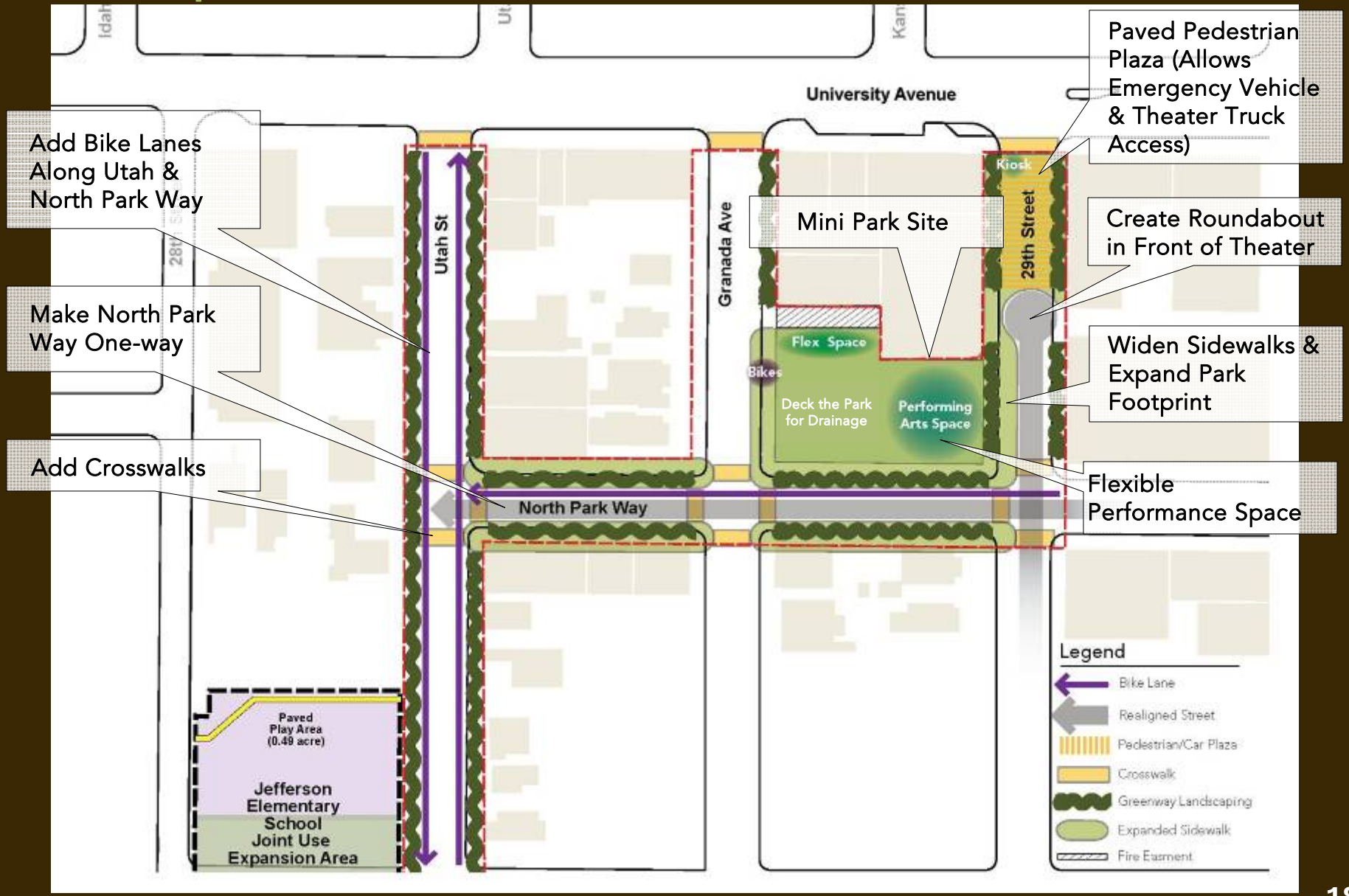
- **Balancing the multi-modal needs** of automobile, pedestrian and bicycle traffic, while improving overall traffic safety
- Enhancing awareness of and **access to parking structure**
- **Reducing on-street parking**
- **Improving stormwater drainage**
- Designing around **above-ground utilities**, or undergrounding
- Applying an **appropriate mix of plant and tree species**

POTENTIAL IMPROVEMENTS & OPPORTUNITIES

Group A


GROUP A
University Av
Utah St
30th Street
Union Bank
North Park Theater
Stern's Gym
Flip
Starbucks
Spread
Residential Apartments
Antiques Refinishers
Sister Lodge Residential Apartments
Residential
School
School Cafe
School Library
Masonic Temple
Residential Apartments
Parking Structure
Ascent Real Estate
North Park Christian Friendship Preschool & Bookstore
The Linkery
Mini-Park Site
FILE
PARK
PLEXIDE PERF SPACE
BIKE CORRAL
SEATING
BIKE LANE
Extend to East
BIKE LANE

Group A


Add Bike Lanes Along Utah & North Park Way
Make North Park Way One-way
Add Crosswalks
Paved Pedestrian Plaza (Allows Emergency Vehicle & Theater Truck Access)
Mini Park Site
Create Roundabout in Front of Theater
Widen Sidewalks & Expand Park Footprint
Flexible Performance Space
University Avenue
Utah St
Granada Ave
29th Street
Kiosk
Flex Space
Bikes
Deck the Park for Drainage
Performing Arts Space
North Park Way
Paved Play Area (0.49 acre)
Jefferson Elementary School Joint Use Expansion Area
Legend
Bike Lane
Realigned Street
Pedestrian/Car Plaza
Crosswalk
Greenway Landscaping
Expanded Sidewalk
Fire Easment

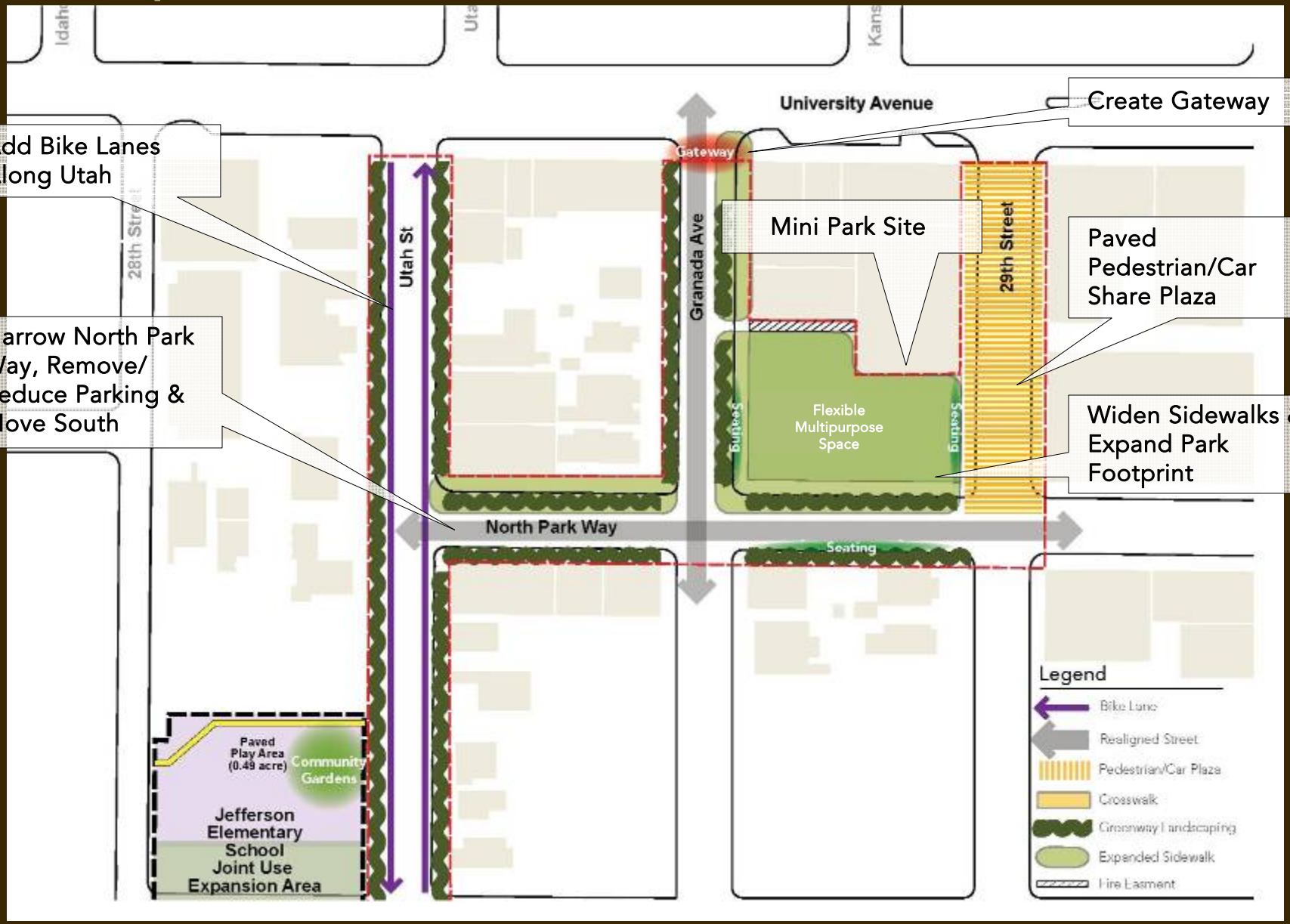
Group A: Priority Improvements

- Traffic Calming, Make North Park Way One-way to Utah
- Multi-purpose, Multi-use in Mini-Park
- Improved Business Access
- Widen Sidewalks

Group B

Legend
GROUP B
Palisades Gardens
Utah
Old Time Music
State Farm
Corner Club House
Labor Ready
North Park Rug & Carpet
Kansas
Claire de Lune
Material Off-The Record
Salvation Army
University Avenue
Short term
Short term parking
Utah St
Granada Ave
Starbucks
North Park Theater
Union Bank
30th Street
Mini-Park Site
Parking Structure
Mesh
Residential
Residential Apartments
Sister Lodge Residential Apartments
School
School Cafe
School Library
Jefferson Elementary School
Joint Use Area
Masonic Temple
North Park Christian Friendship Preschool & Bookstore
The Linkery
Proposed Univ Plan (UAMP)
Proposed School Jo
GREENWAY
DEDICATED BIKE LANES
CURVES? ROUNDED EDGES
ENLARGE PARK AREA
MOVE STREET WEST
MOVE STREET SOUTH
Remove/Reduce parking
CURVING WINDY ROAD? SLOWS TRAFFIC!
PLAZA/THEATRE
DISCOURAGE CARS (THRU) SIGNS
PEDESTRIAN
SCHOOL COMMUNITY GARDENS

Group B


Add Bike Lanes Along Utah
Narrow North Park Way, Remove/ Reduce Parking & Move South
University Avenue
Create Gateway
Gateway
Mini Park Site
Paved Pedestrian/Car Share Plaza
Widen Sidewalks & Expand Park Footprint
Utah St
Granada Ave
29th Street
28th Street
Flexible Multipurpose Space
Seating
North Park Way
Paved Play Area (0.49 acre)
Community Gardens
Jefferson Elementary School Joint Use Expansion Area
Legend
Bike Lane
Realigned Street
Pedestrian/Car Plaza
Crosswalk
Expanded Sidewalk

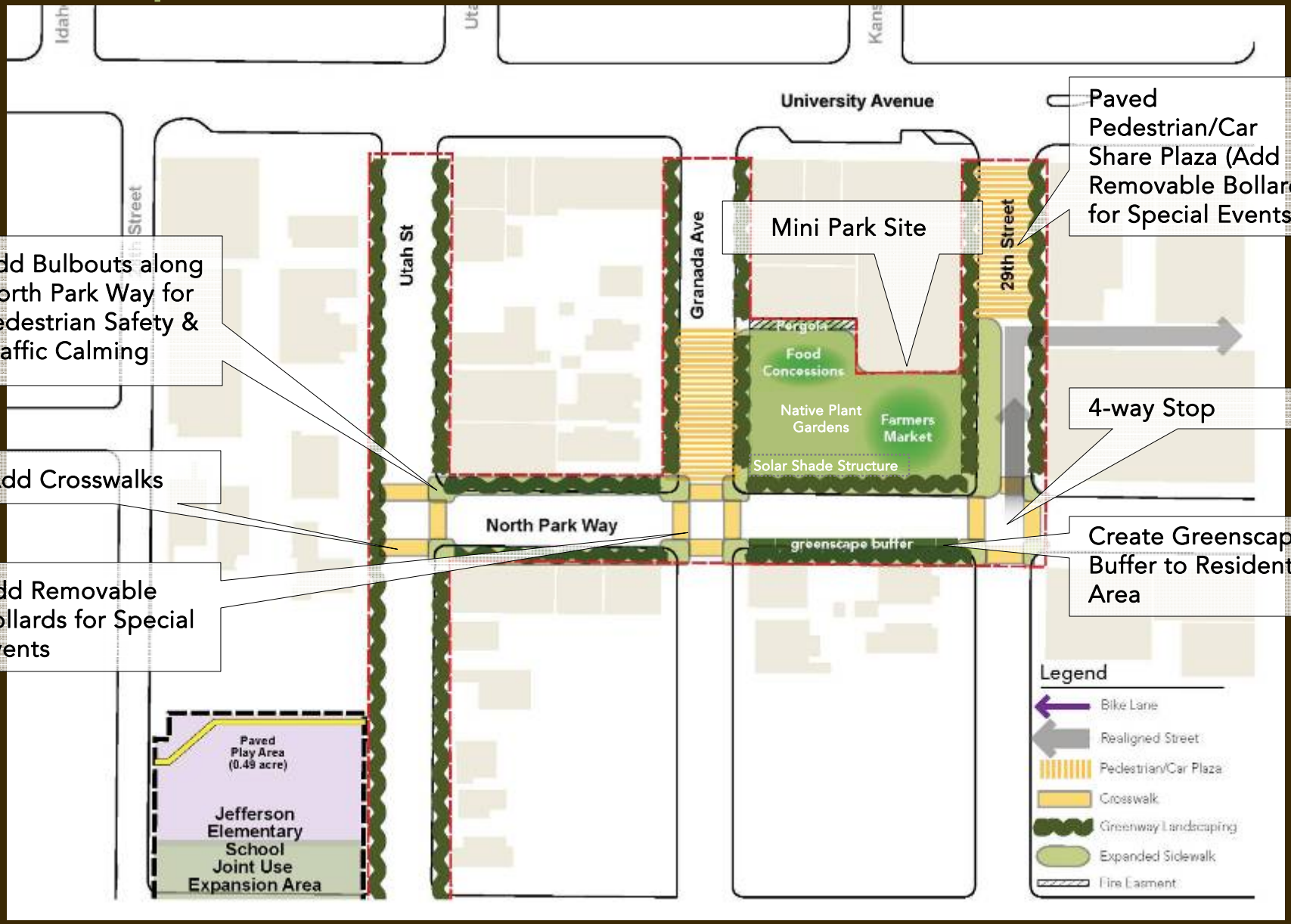
Group B: Priority Improvements

- Narrow Streets : Bigger Park
- Flexible Spaces
- Gateways
- 29th Street
- Trees, Paving, Planters

Group C

Palisades Gardens
Utah
Old Time Music
Corner Club House
Labor Ready
North Park Rug & Carpet
Kansas
Claire de Lune
Material Off-The Record
Salvation Army
University Avenue
Mini-Park Site
North Park Way
30th Street
Union Bank
Residential Apartments
Antiques Refinishers
Sister Lodge Residential Apartments
Masonic Temple
Residential
School
School Cafe
School Library
KFC
Mesh
Costume Shop

Group C



Add Bulbouts along North Park Way for Pedestrian Safety & Traffic Calming

Add Crosswalks

Add Removable Bollards for Special Events

Paved Pedestrian/Car Share Plaza (Add Removable Bollards for Special Events)

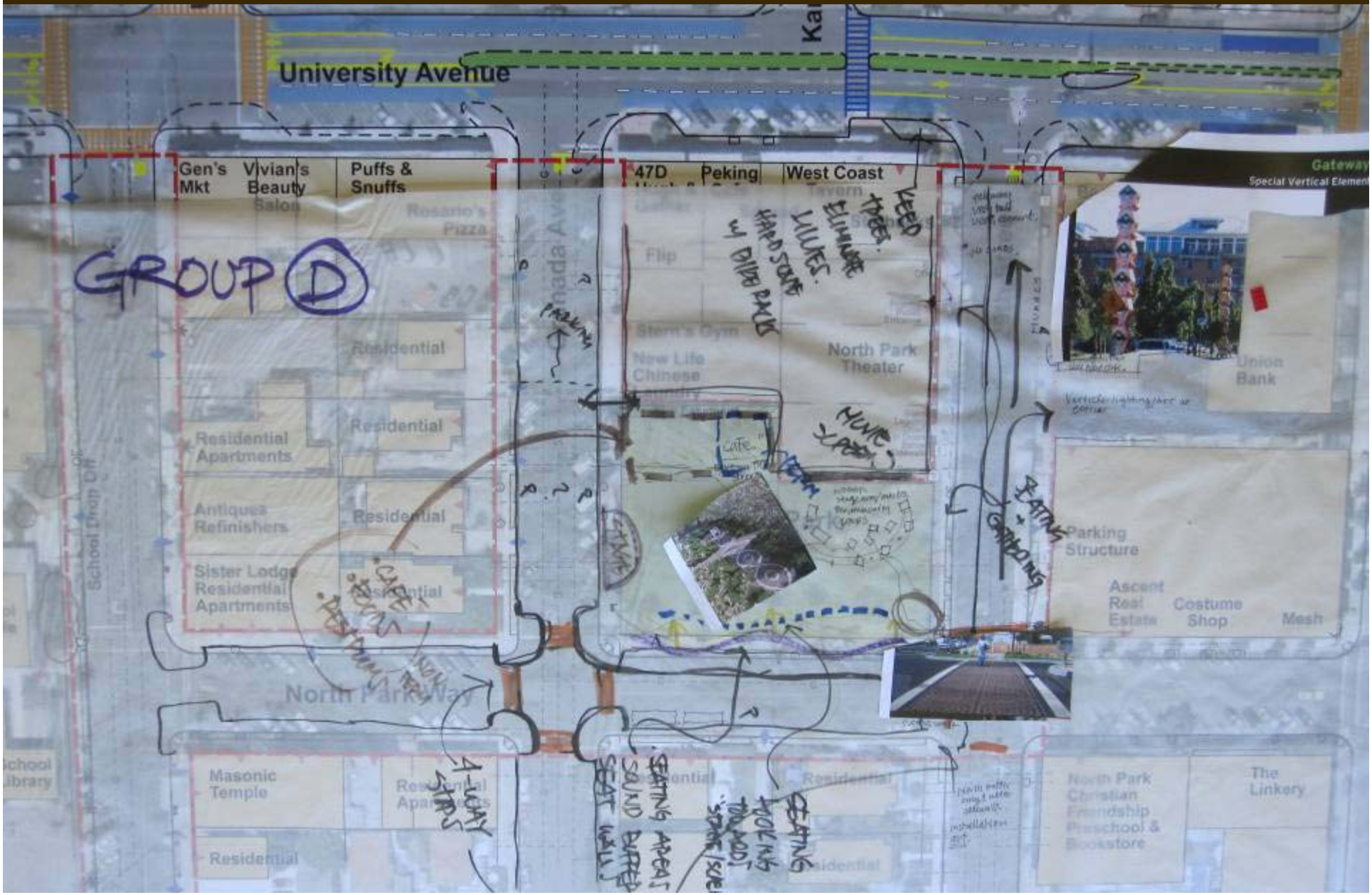
4-way Stop

Create Greenscape Buffer to Residential Area

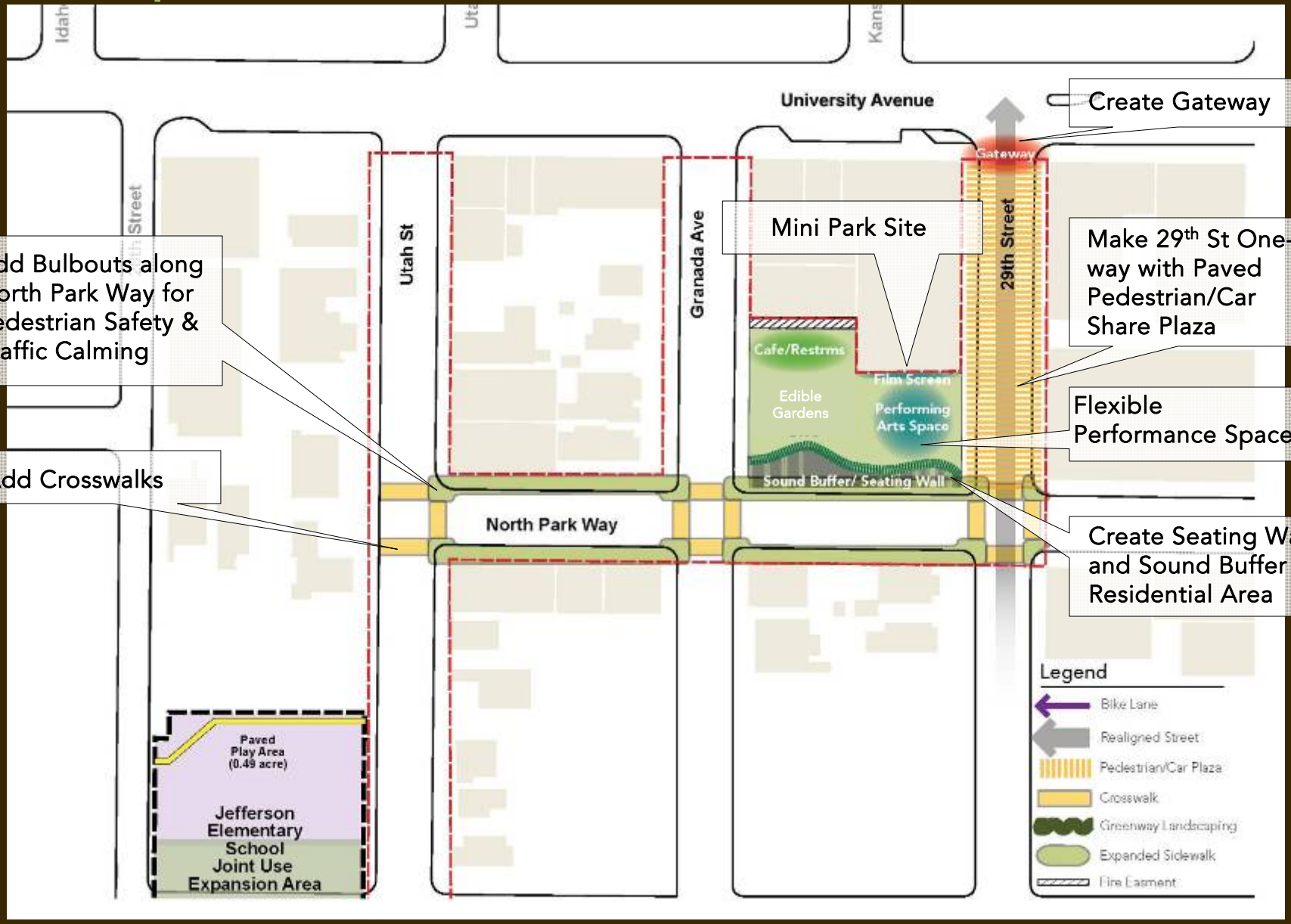
Group C: Priority Improvements

- 4-Way Stop @ 29th St. & North Park Way
- Add Adjustable Bollards For Special Events on 29th Between Alley & University Ave.
- Add Adjustable Bollards on North Park Way between Granada & 29th
  - (Concern Though About Special Events Next to Residential)
- Traffic Calming Along North Park Way
  - Pop-outs @ Intersections
- Incorporate Southern California indigenous landscaping & drought tolerant plants

Group D


University Avenue
Gen's Mkt
Vivian's Beauty Salon
Puffs & Snuffs
47D
Peking
West Coast
GROUP D
Residential
Residential Apartments
Antiques Refinishers
Sister Lodge Residential Apartments
North Park Theater
Parking Structure
Ascent Real Estate
Costume Shop
Mesh
Masonic Temple
North Park Christian Friendship Preschool & Bookstore
The Linkery
Union Bank
Gateway
Special Vertical Element

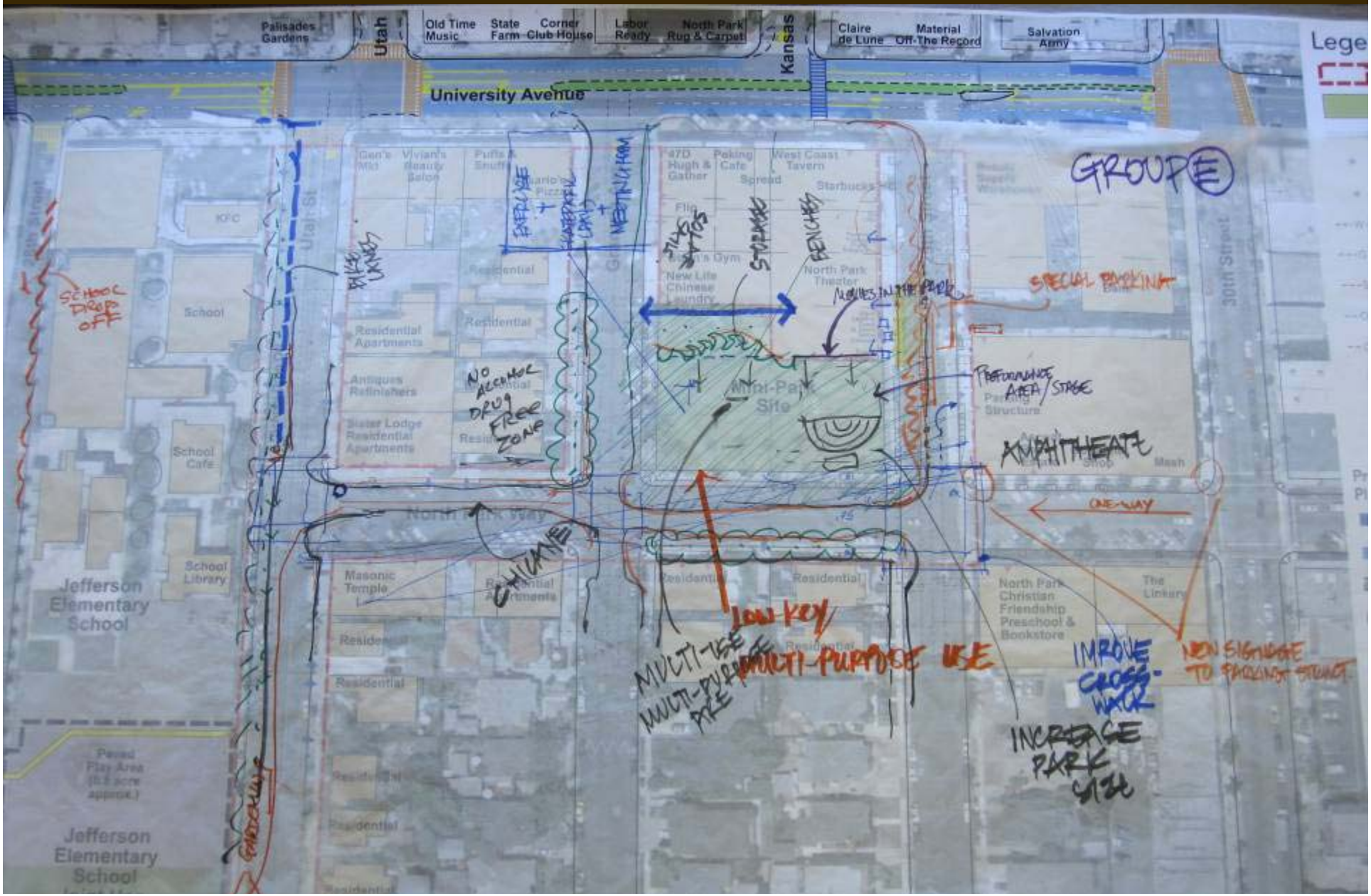
Group D


University Avenue
Create Gateway
Gateway
29th Street
Mini Park Site
Make 29th St One-way with Paved Pedestrian/Car Share Plaza
Add Bulbouts along North Park Way for Pedestrian Safety & Traffic Calming
Utah St
Granada Ave
Cafe/Restrms
Film Screen
Edible Gardens
Performing Arts Space
Flexible Performance Space
Add Crosswalks
Sound Buffer/ Seating Wall
North Park Way
Create Seating Wall and Sound Buffer to Residential Area
Paved Play Area (0.49 acre)
Jefferson Elementary School Joint Use Expansion Area
Legend
Bike Lane
Realigned Street
Pedestrian/Car Plaza
Crosswalk
Greenway Landscaping
Expanded Sidewalk
Fire Easment

Group D: Priority Improvements

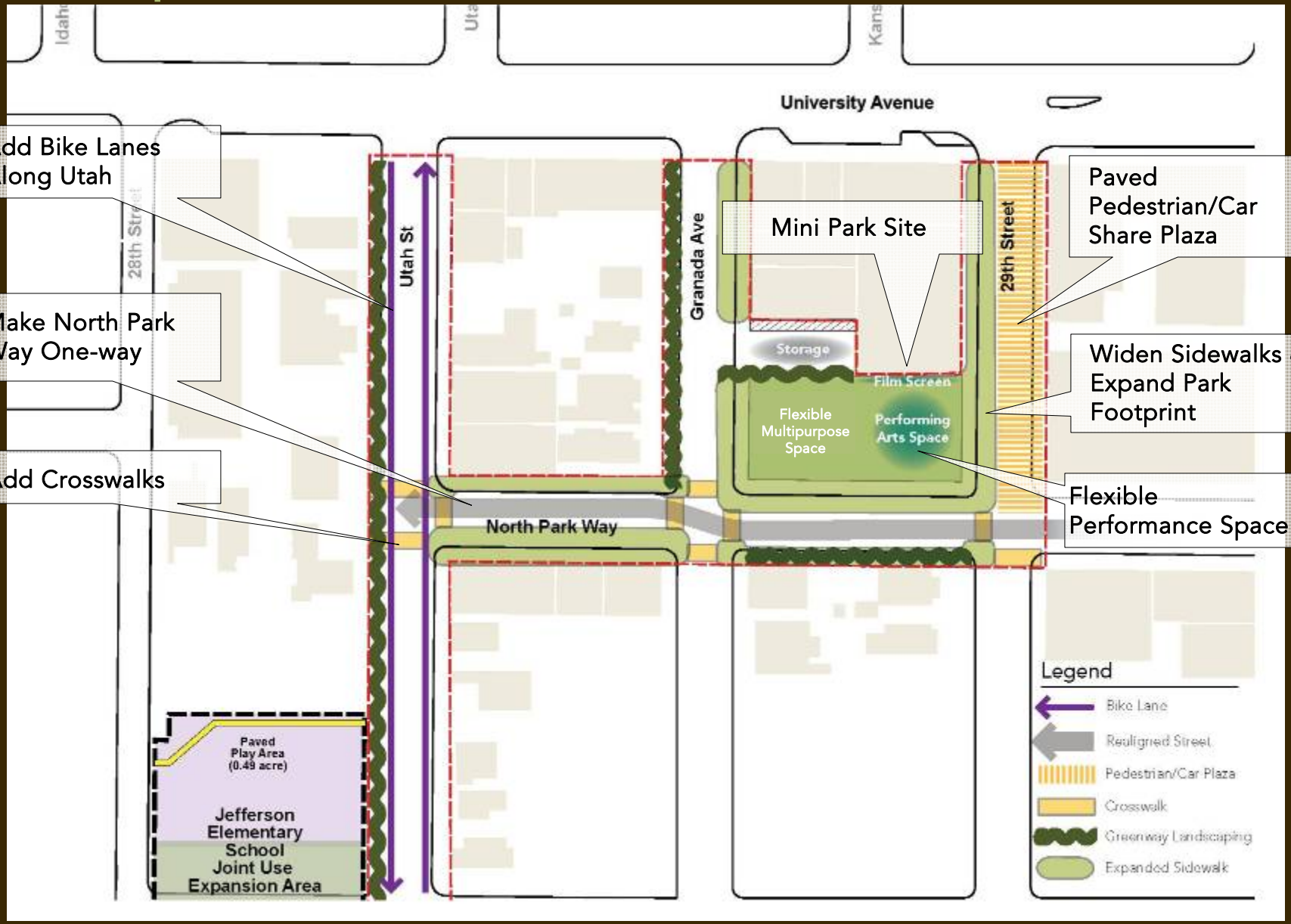
- Vertical Gateway Entry @ University Ave.
- Pedestrians are #1
  - North Bound Reduced Parking
- Multi-use Stage
- Café/ Outdoor Food
- Wall @ North Park Way
  - Art
  - Water
  - Ramada

Group E



Palisades Gardens
Utah
Old Time Music
State Farm
Corner Club House
Labor Ready
North Park Rug & Carpet
Kansas
Claire de Lune
Material Off-The Record
Salvation Army
University Avenue
GROUP E
SCHOOL DROP OFF
School
School Cafe
School Library
Jefferson Elementary School
Residential Apartments
Antiques Refinishers
Sister Lodge Residential Apartments
Masonic Temple
Residential
North Park Way
Mini-Park Site
Parking Structure
North Park Christian Friendship Preschool & Bookstore
The Linkery
Mash
Starbucks
Spread
West Coast Tavern
Peking Cafe
Flip
New Life Chinese Laundry
North Park Theater
Utah St
30th Street
BIKE LANES
EXERCISE + CHATTERBOX LAWS + NEETINGHAM
STORAGE
BENCHES
MOVIES IN THE PARK
SPECIAL PARKING
PERFORMANCE AREA / STAGE
AMPHITHEATE
ONE-WAY
NO ALCOHOL DRUG FREE ZONE
CHICANE
LOW KEY
MULTI-USE
MULTI-PURPOSE USE
IMROVE CROSS-WALK
NEW SIGNAGE TO PARKING STRUCT
INCREASE PARK SIZE
GARDENING

Group E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Make North Park Way One-way
Add Crosswalks
University Avenue
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Mini Park Site
29th Street
Paved Pedestrian/Car Share Plaza
Widen Sidewalks & Expand Park Footprint
Flexible Performance Space
Storage
Film Screen
Flexible Multipurpose Space
Performing Arts Space
North Park Way
Paved Play Area (0.49 acre)
Jefferson Elementary School Joint Use Expansion Area
Legend
Bike Lane
Realigned Street
Pedestrian/Car Plaza
Crosswalk
Greenway Landscaping
Expanded Sidewalk

Group E: Priority Improvements

- Make “Theater Plaza” Happen!
- North Park Way One-way with Bike Lanes (Demonstration Site)
- Public Art
- Sidewalk Lighting
- Lots More Shade Trees!

EMERGING DESIGN PROGRAM & ELEMENTS

MINI-PARK

COMMON

- Landscaping – shade providing trees, buffer planting, etc
- Multi-purpose performance space at north east corner

MINI-PARK

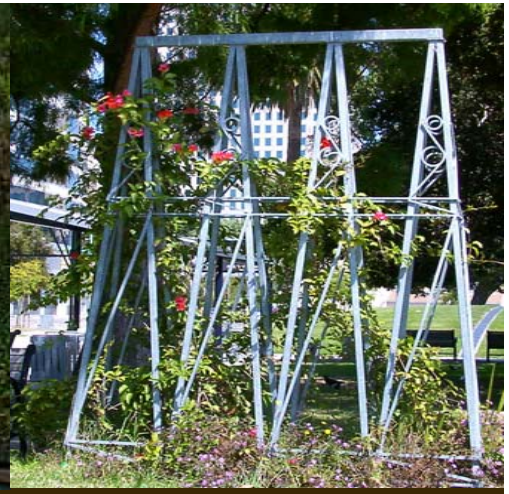
COMMON

- "Movies in the Park" using North Park Theater wall
- Urban children play elements like climbing wall, rocks, water play, etc

MINI-PARK

COMMON

- Sustainable / educational features like green walls, solar panels, community gardens, etc
- Drainage elements such as stormwater planters, bioswales, etc
- Art integrated in seat walls, individual elements
- Pedestrian level lighting
- Bike facilities like bike corals, etc



MINI-PARK

OTHER

- Paving v/s lawn
- Restrooms, Pad for Restrooms
- Storage space
- Kiosk – retail elements
- Food carts
- Trellis / Pergolas
- Gateways
- Other

STREETS – COMMON ELEMENTS

- Trees – Shade Trees
- Sidewalk Lighting
- Drainage Improvements
- Calm Traffic
- Improve Key Intersections

STREETS – 29th St

- “Theater Plaza”
- Public Art
- Circulation Modifications (Emergency & Service Access in All Scenarios)
  - Full closure
  - Partial closure
  - Temporary
  - One Way
- Drop off
- Gateway at University Ave

STREETS – North Park Way

COMMON THEMES AND ELEMENTS

- Comfortable sidewalk
- Expand park area physically and visually
- Landscape buffer to surrounding neighbors
- Calming North Park Way
  - Wider Sidewalks
  - Narrower lanes
  - Bulbouts
  - Landscaping
- Other
  - Circulation modifications:
  - One way west bound

STREETS – North Park Way

ONE WAY WEST BOUND

- Potential Benefits
  - Road width
  - Volume reduction

- Potential Issues and Challenges
  - Driver Confusion, overall connectivity & diversion
  - Safety
  - Less access to the park, businesses, school & parking structure
  - Not necessary for congestion relief
  - Impacts to other streets
  - City Council policy and Involvement
  - Environmental analysis
  - Time

STREETS – Granada

COMMON THEMES & ELEMENTS

- Widen sidewalk
- Expand park area physically & visually
- Improve park visibility
- Calming Granada
  - Wider Sidewalks
  - Narrower lanes
  - Bulbouts
  - Landscaping
- Other
  - Circulation modifications: Close street
  - Gateway at University Ave

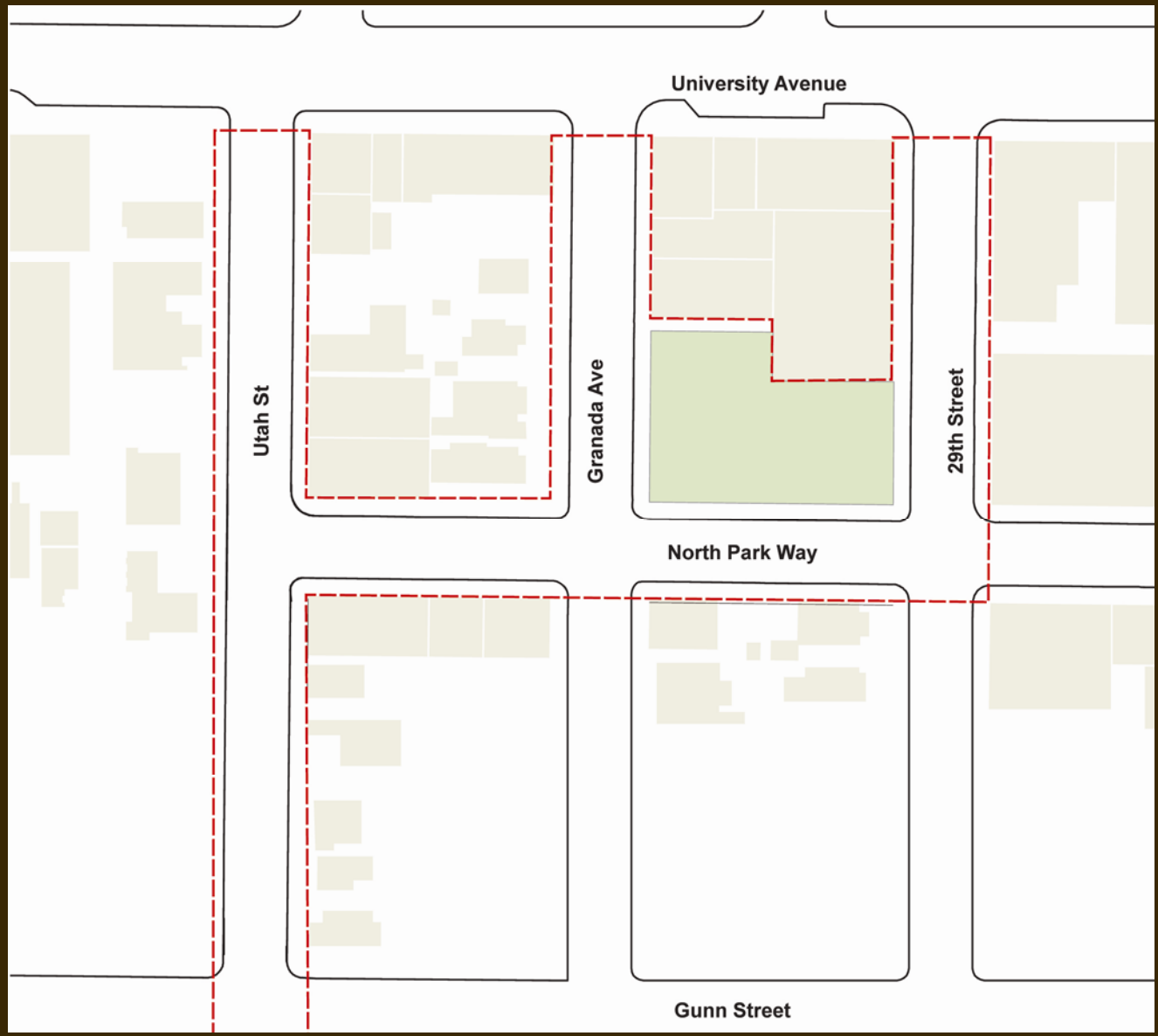
STREETS – Utah Street

COMMON THEMES AND ELEMENTS

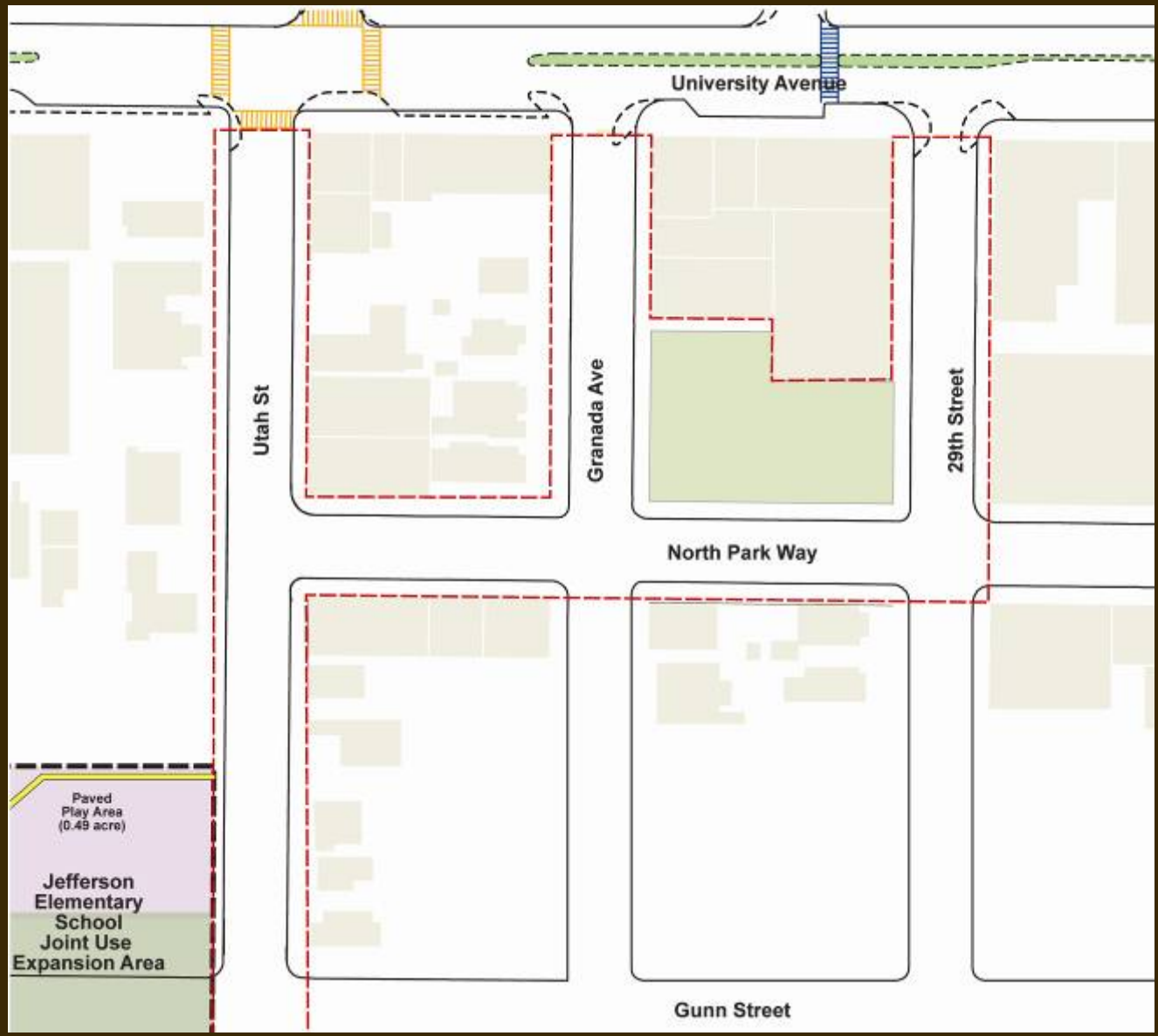
- Extend bike facilities
- Improve intersection at North Park Way
- Calm Granada
  - Wider Sidewalks
  - Narrower lanes
  - Bulbouts
  - Landscaping
- Other

EMERGING OVERARCHING DESIGN FRAMEWORK

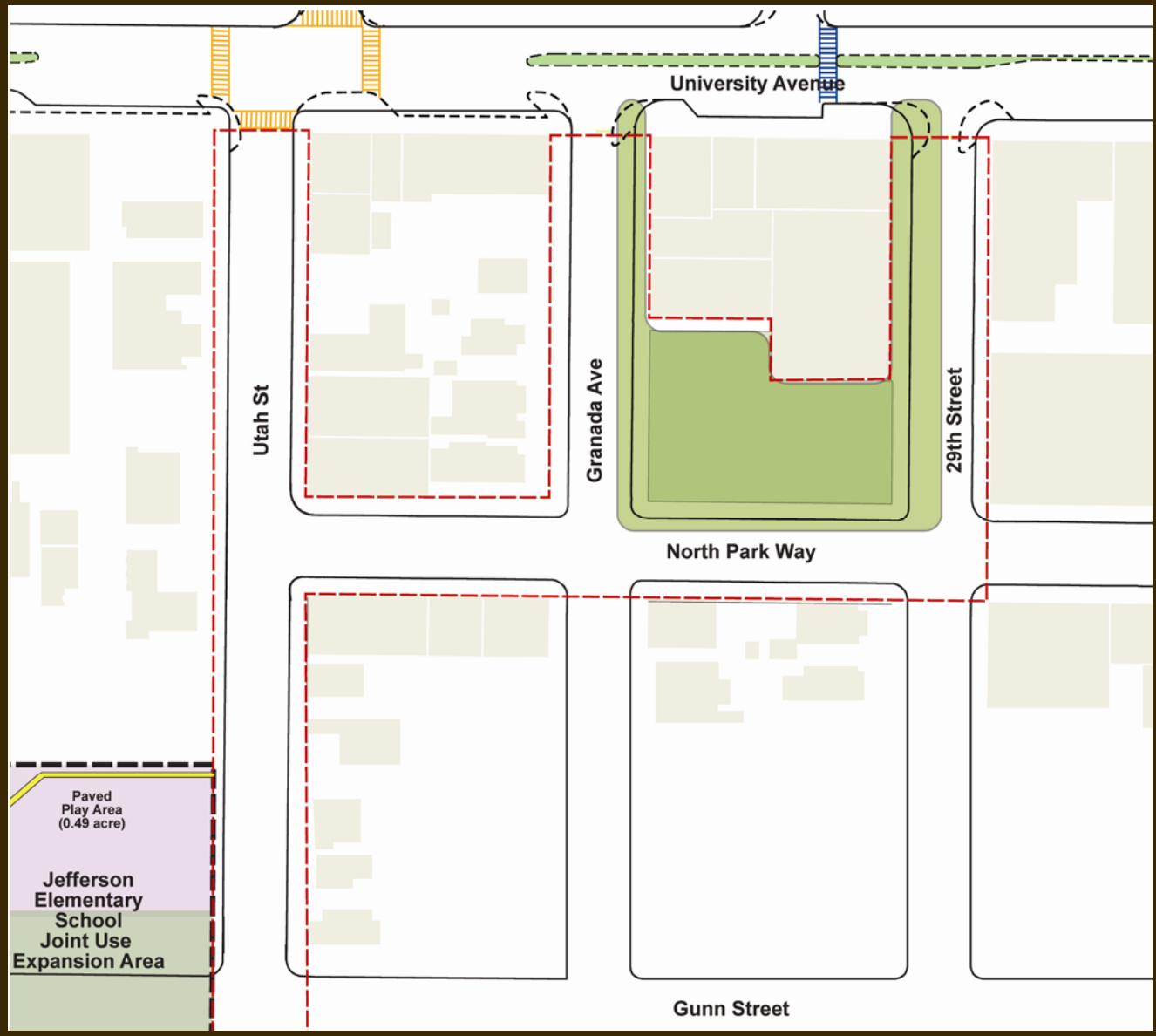
Study Area


University Avenue
Utah St
Granada Ave
29th Street
North Park Way
Gunn Street

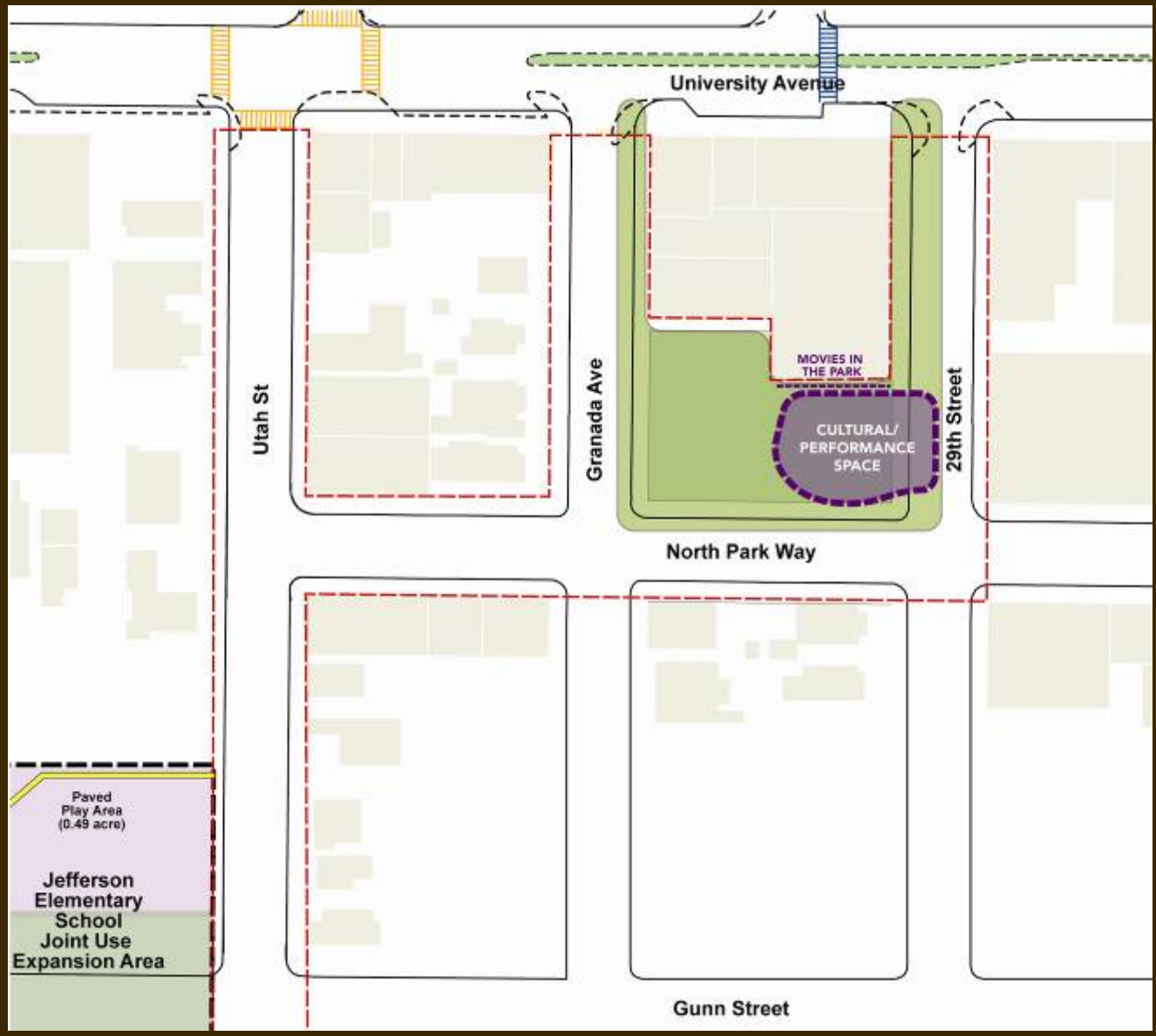
Planned University Improvements



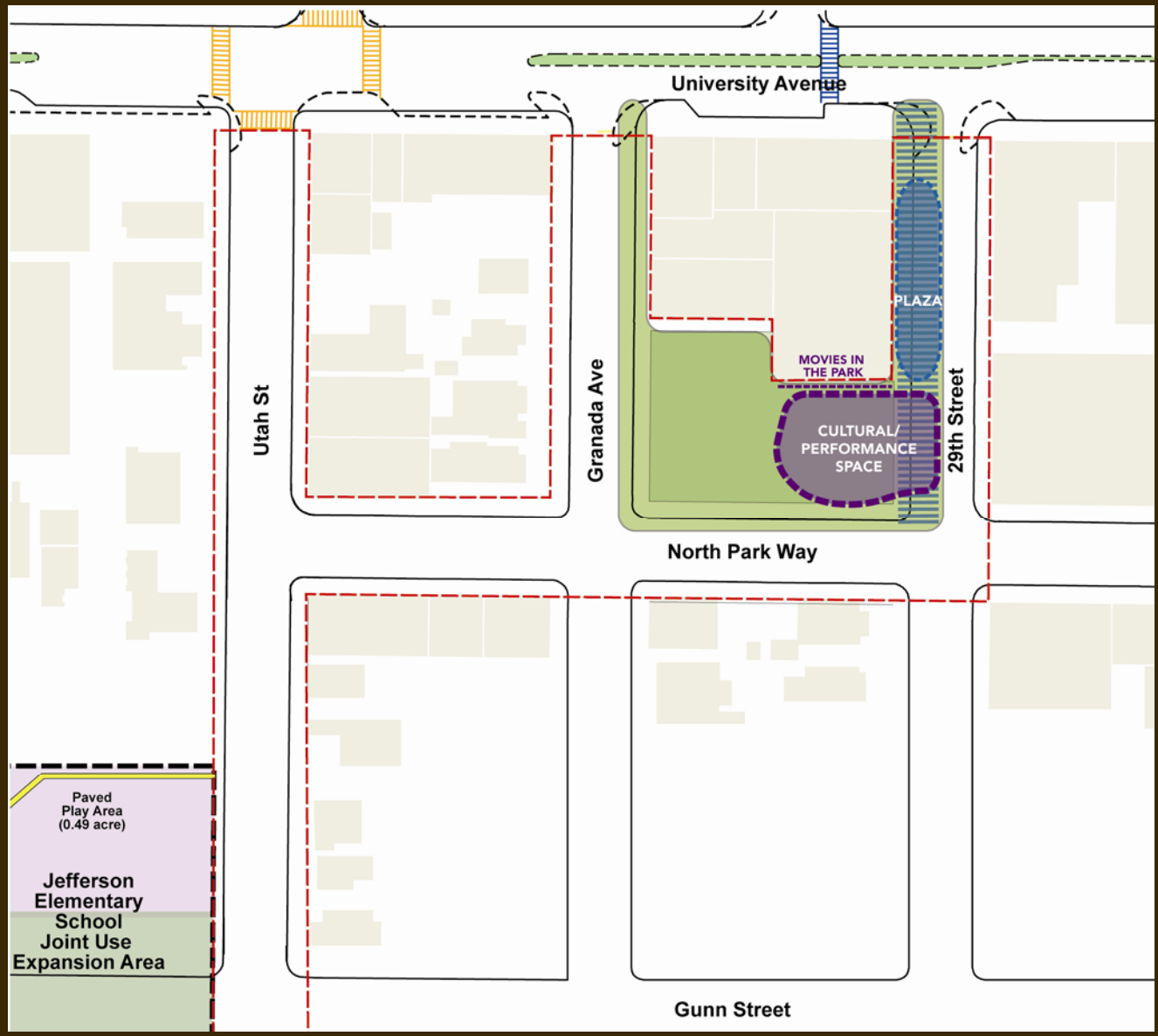
Expanded Park Footprint



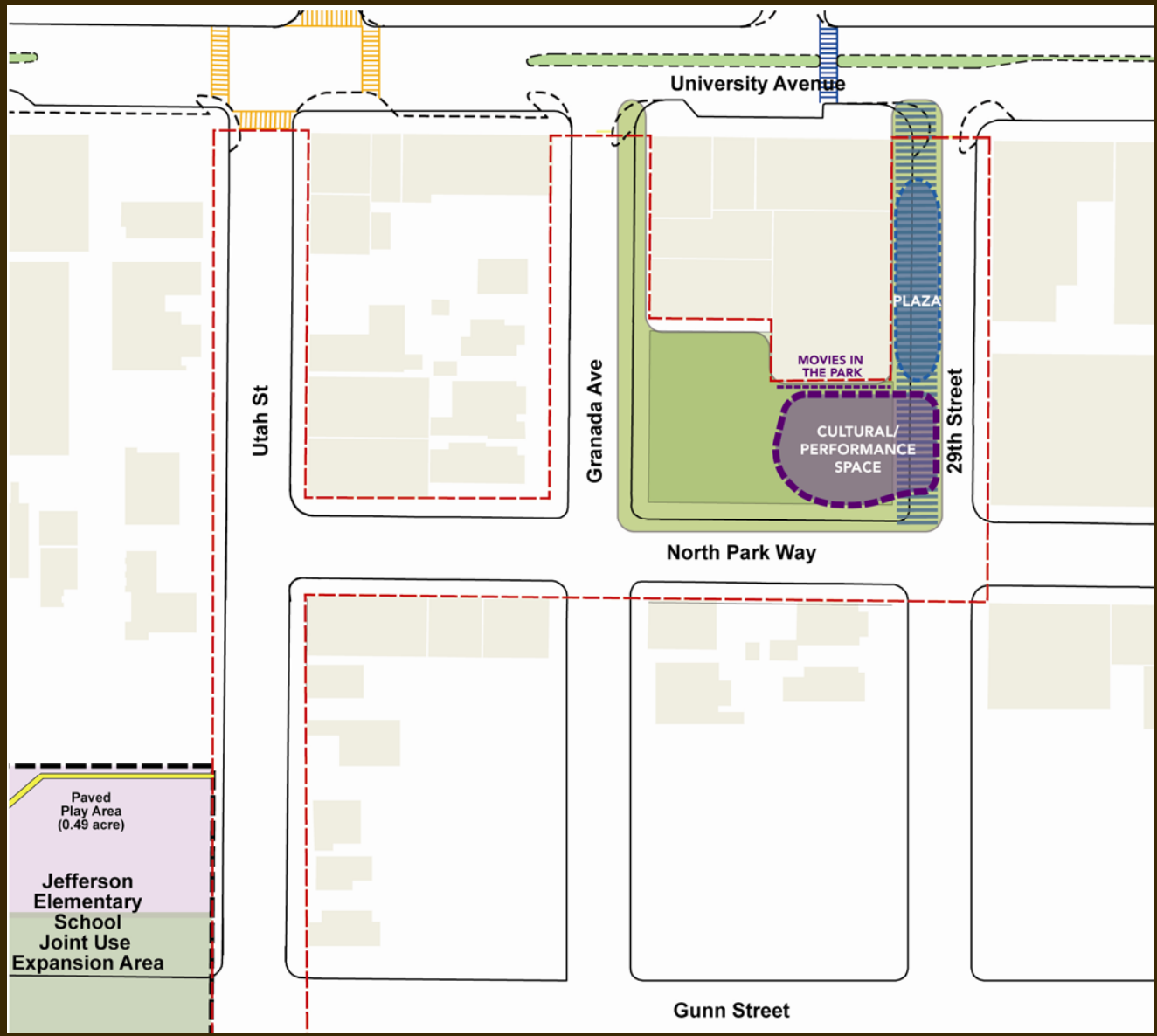
Cultural / Performance Space



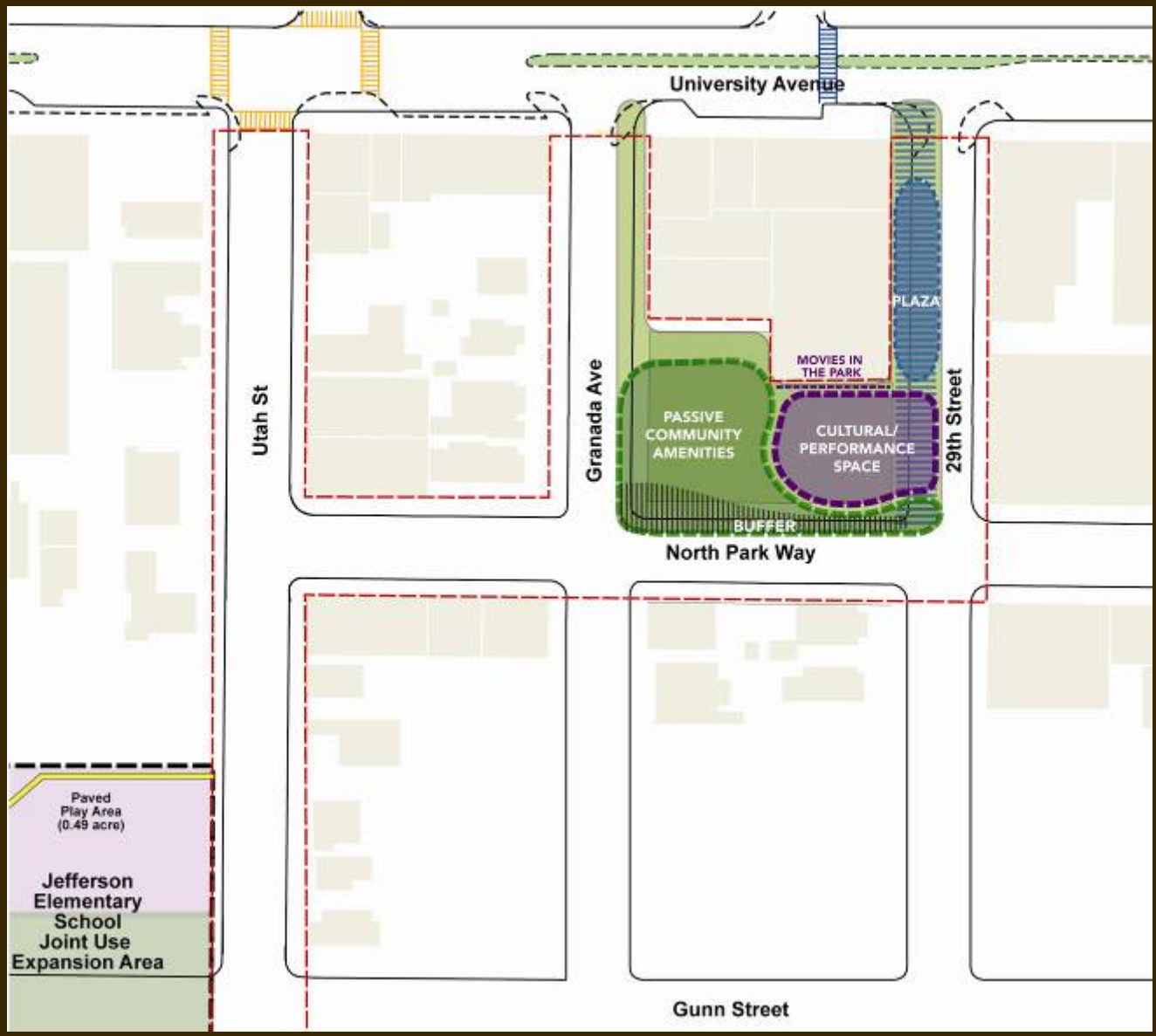
Theater Plaza / Promenade



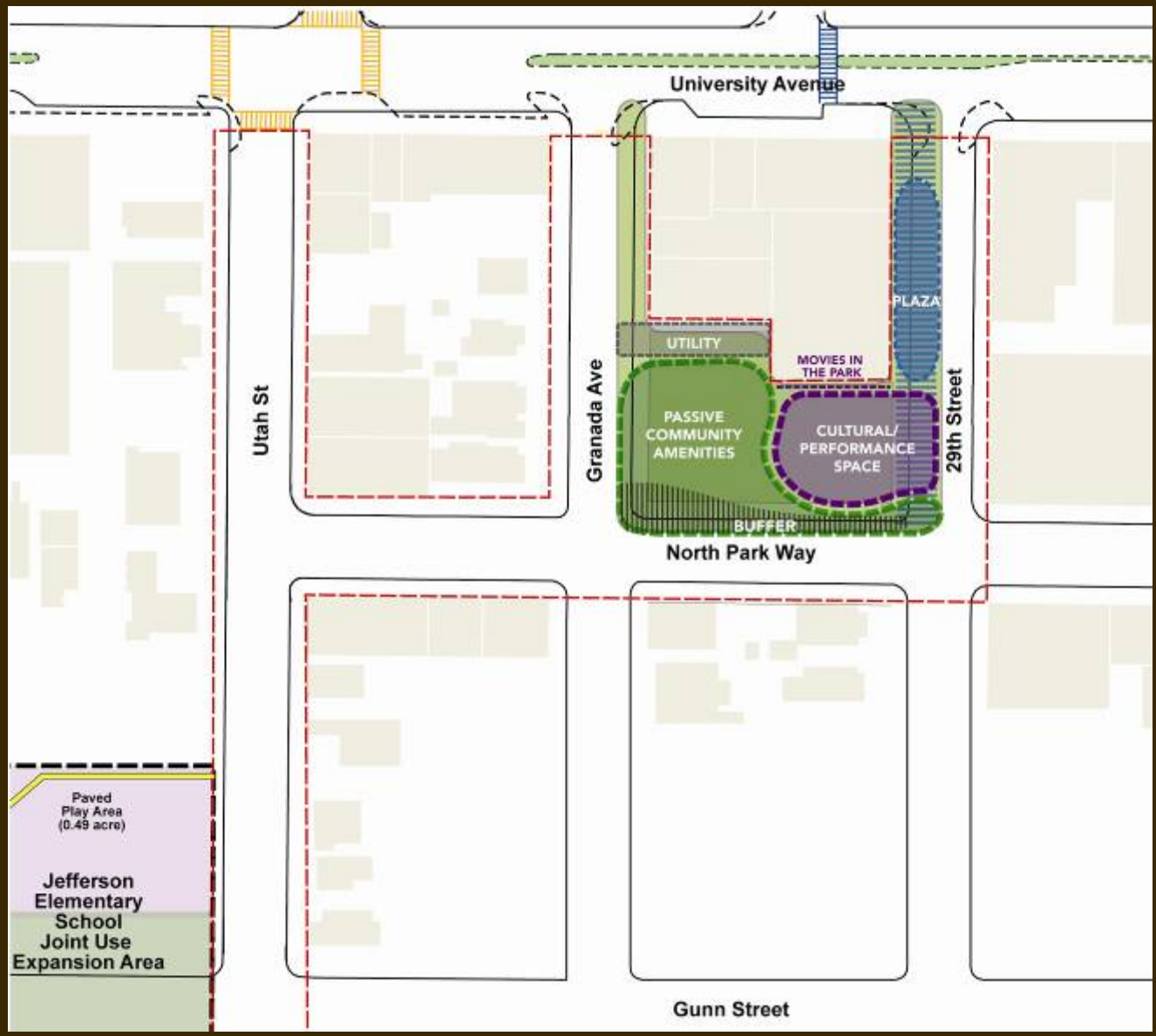
Theater Plaza & Promenade



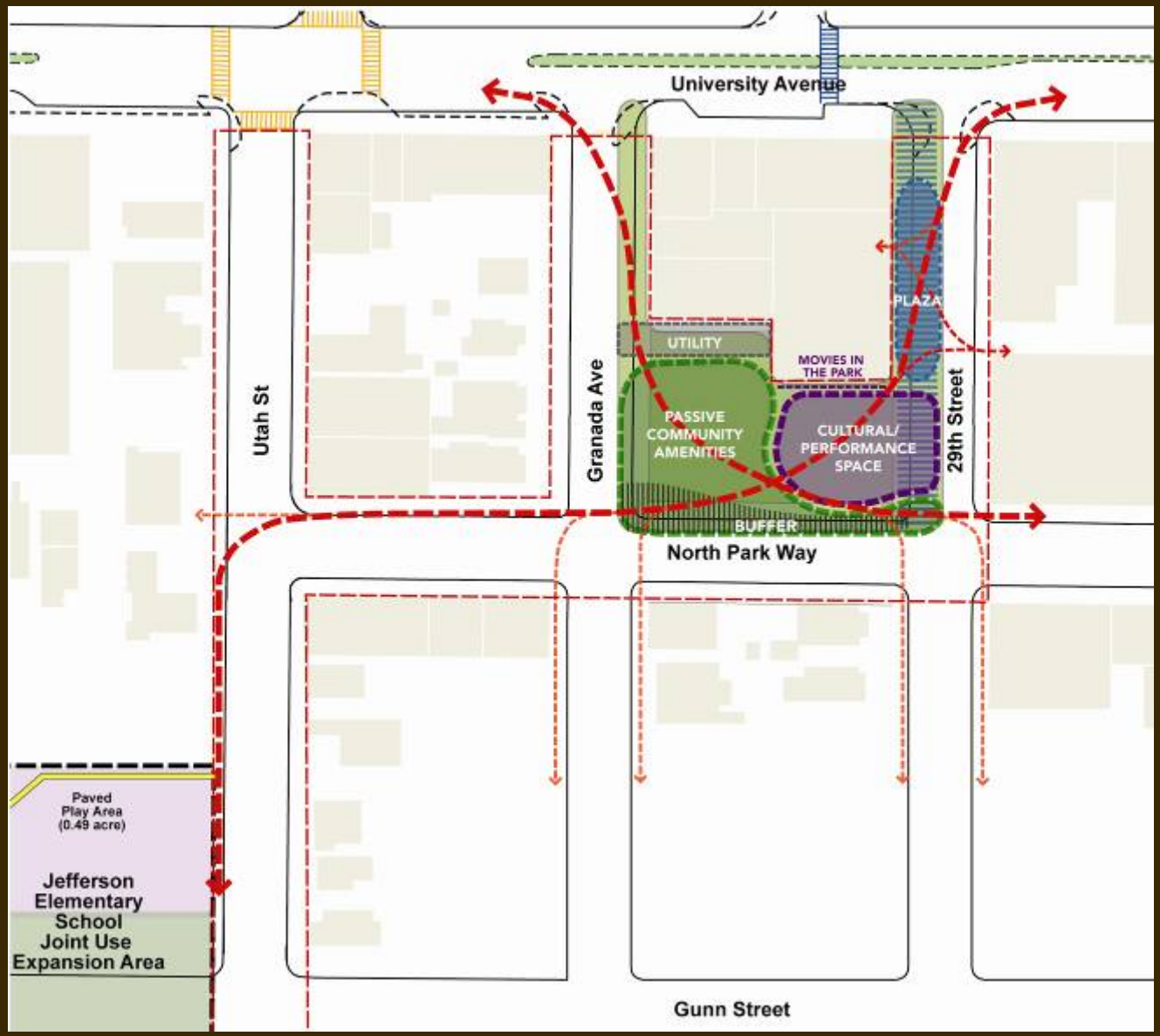
Passive Community Amenities & Buffer



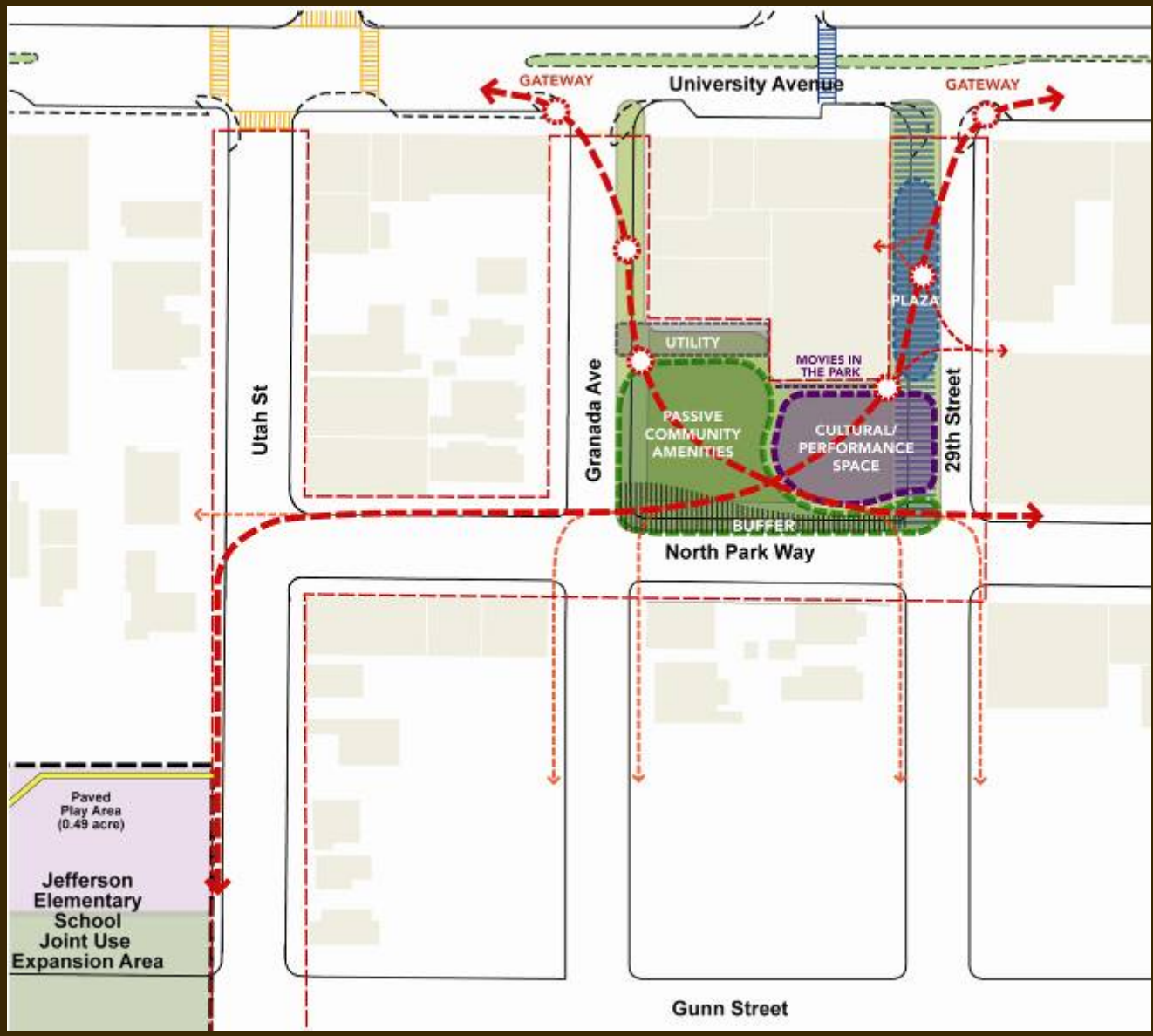
Utility Area



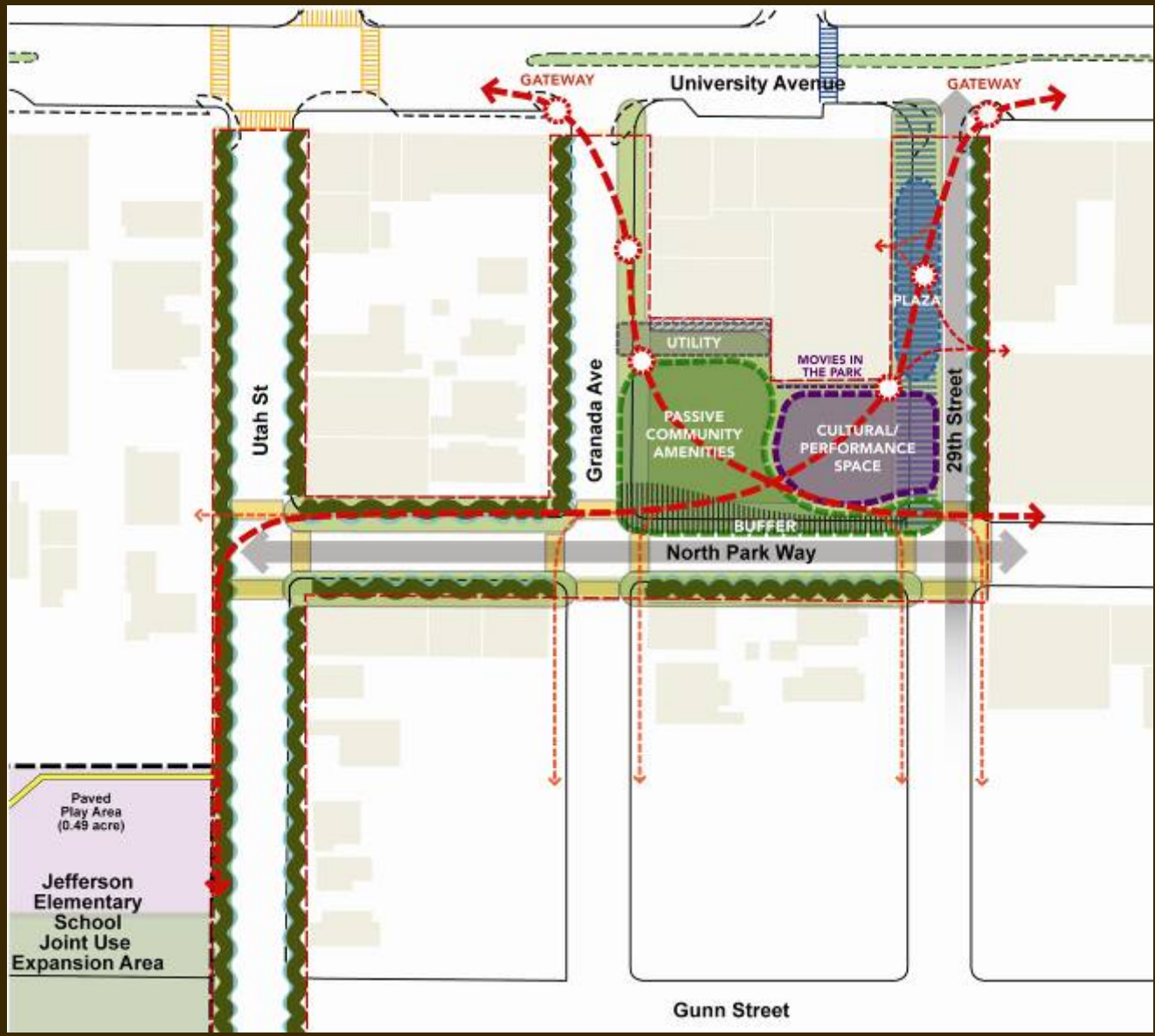
Desire Lines



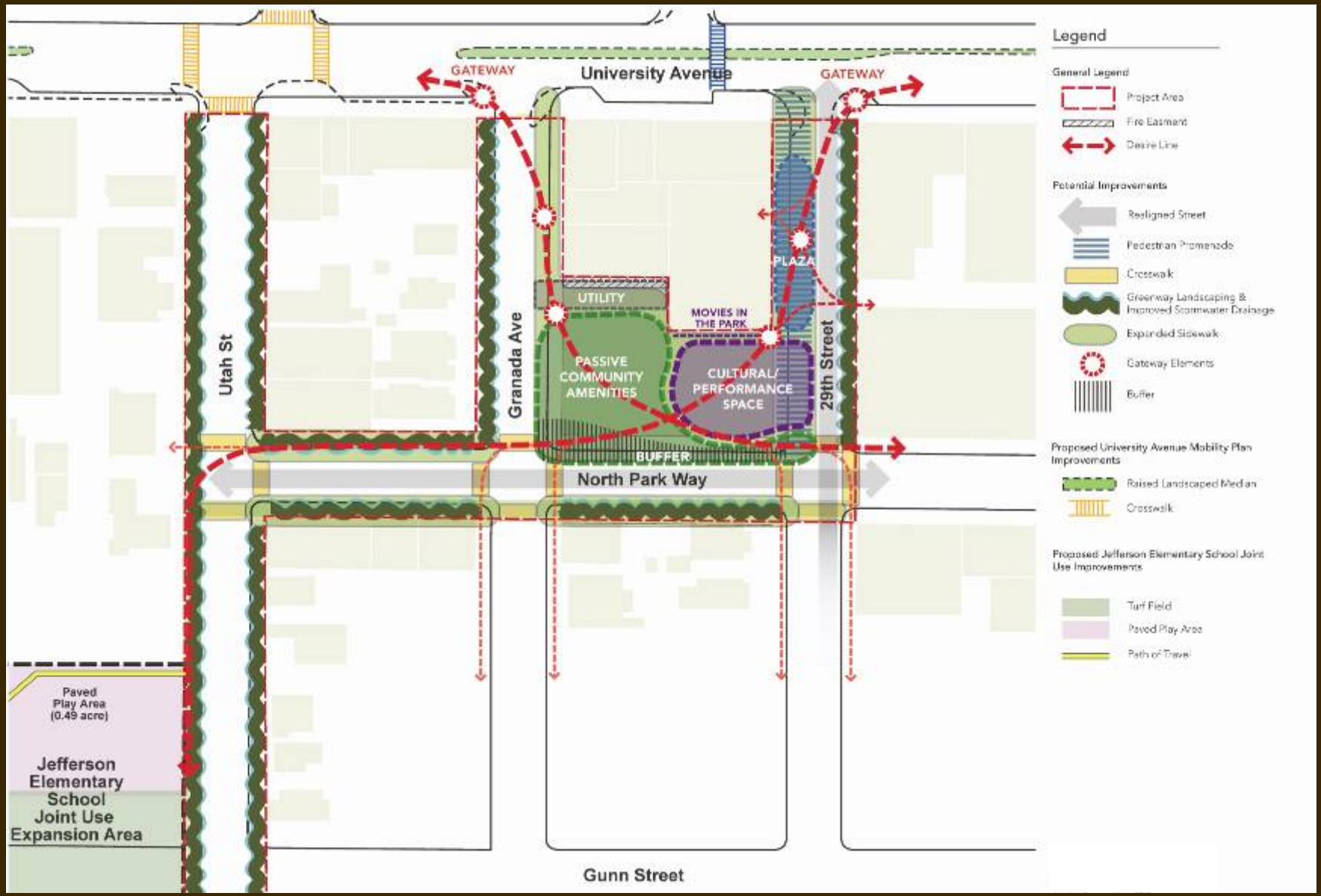
Gateway Elements



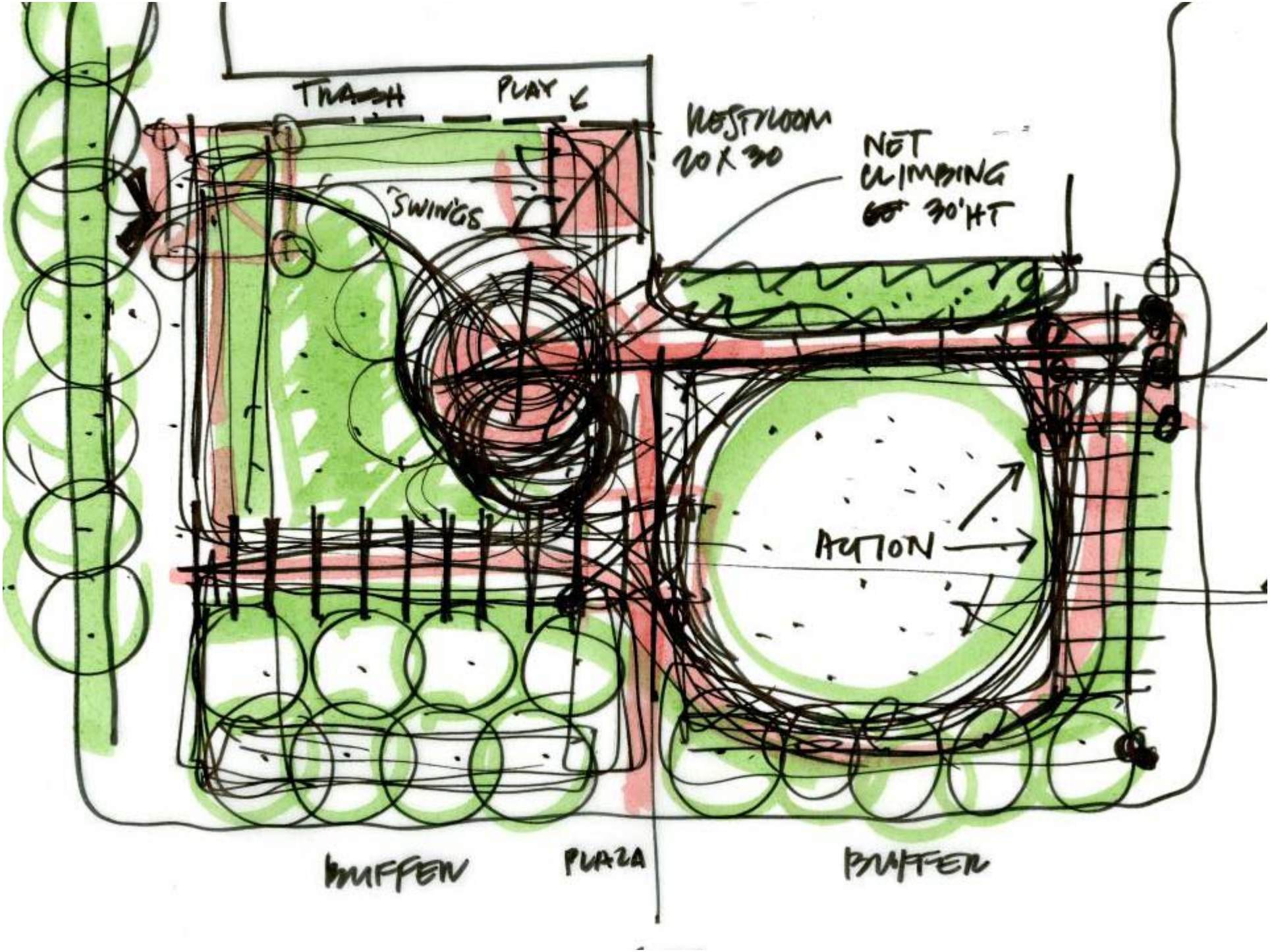
Greenways

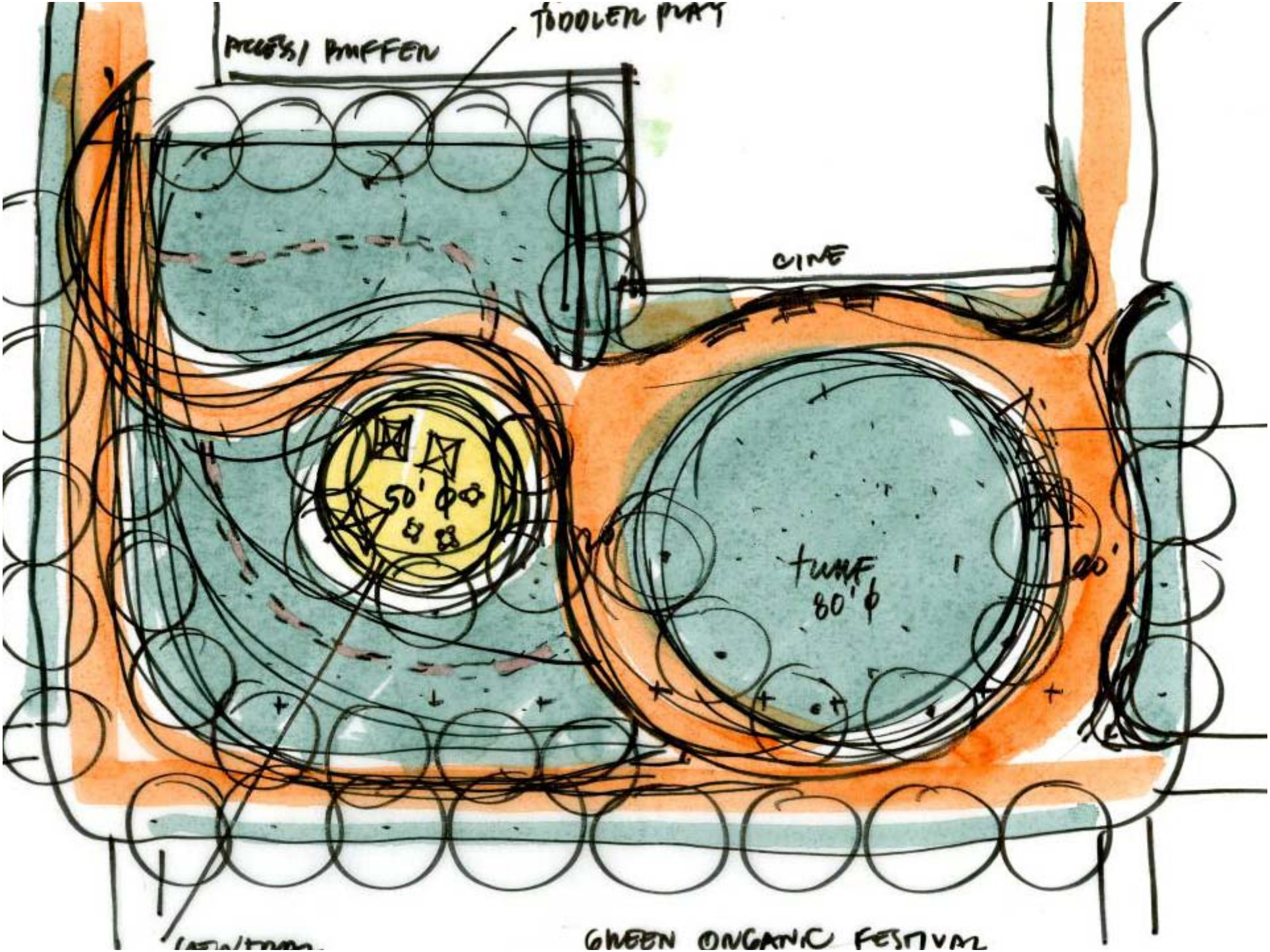

GATEWAY
University Avenue
GATEWAY
PLAZA
UTILITY
MOVIES IN THE PARK
Utah St
Granada Ave
PASSIVE COMMUNITY AMENITIES
CULTURAL/ PERFORMANCE SPACE
29th Street
BUFFER
North Park Way
Paved Play Area (0.49 acre)
Jefferson Elementary School Joint Use Expansion Area
Gunn Street

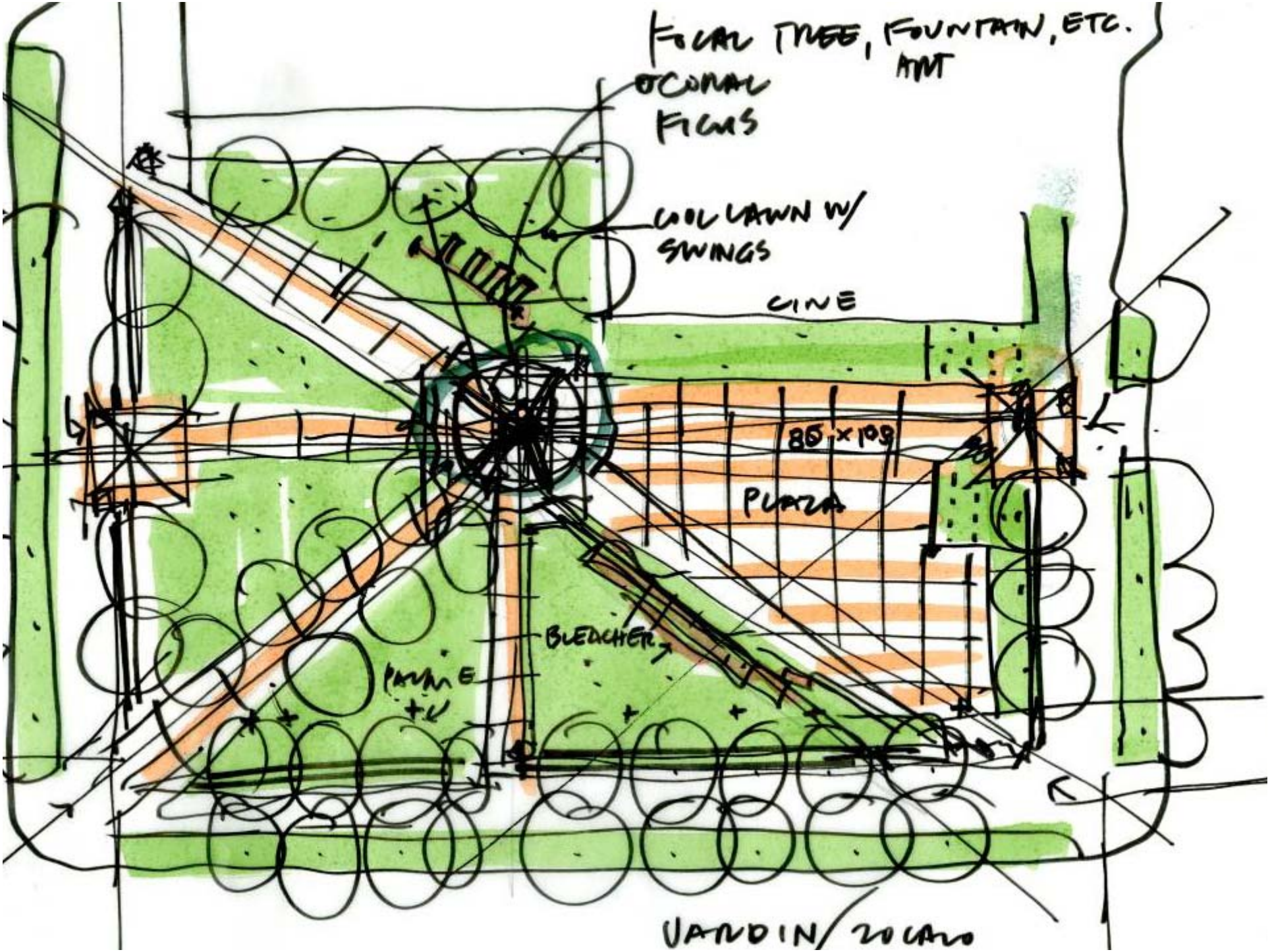
Design Framework

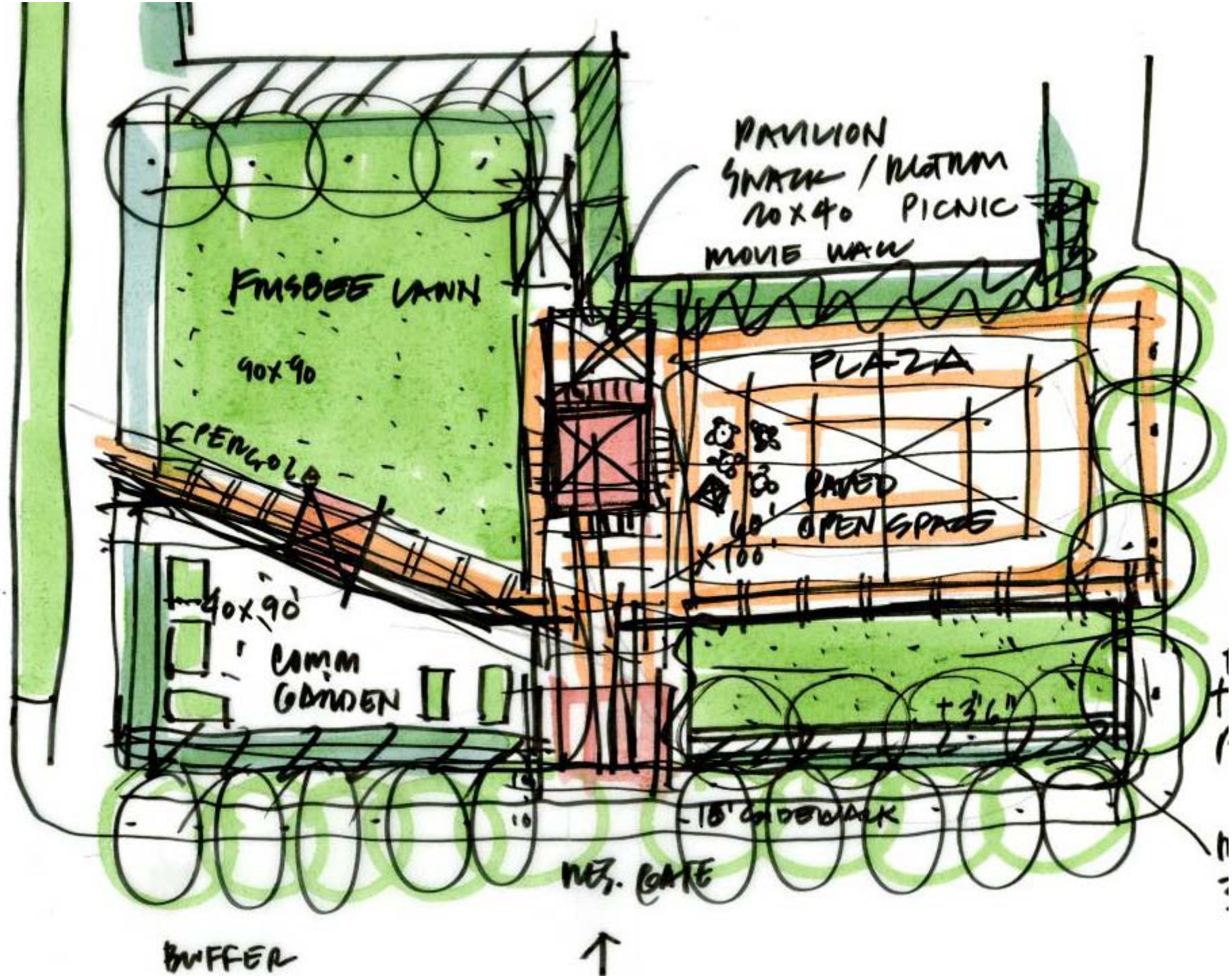


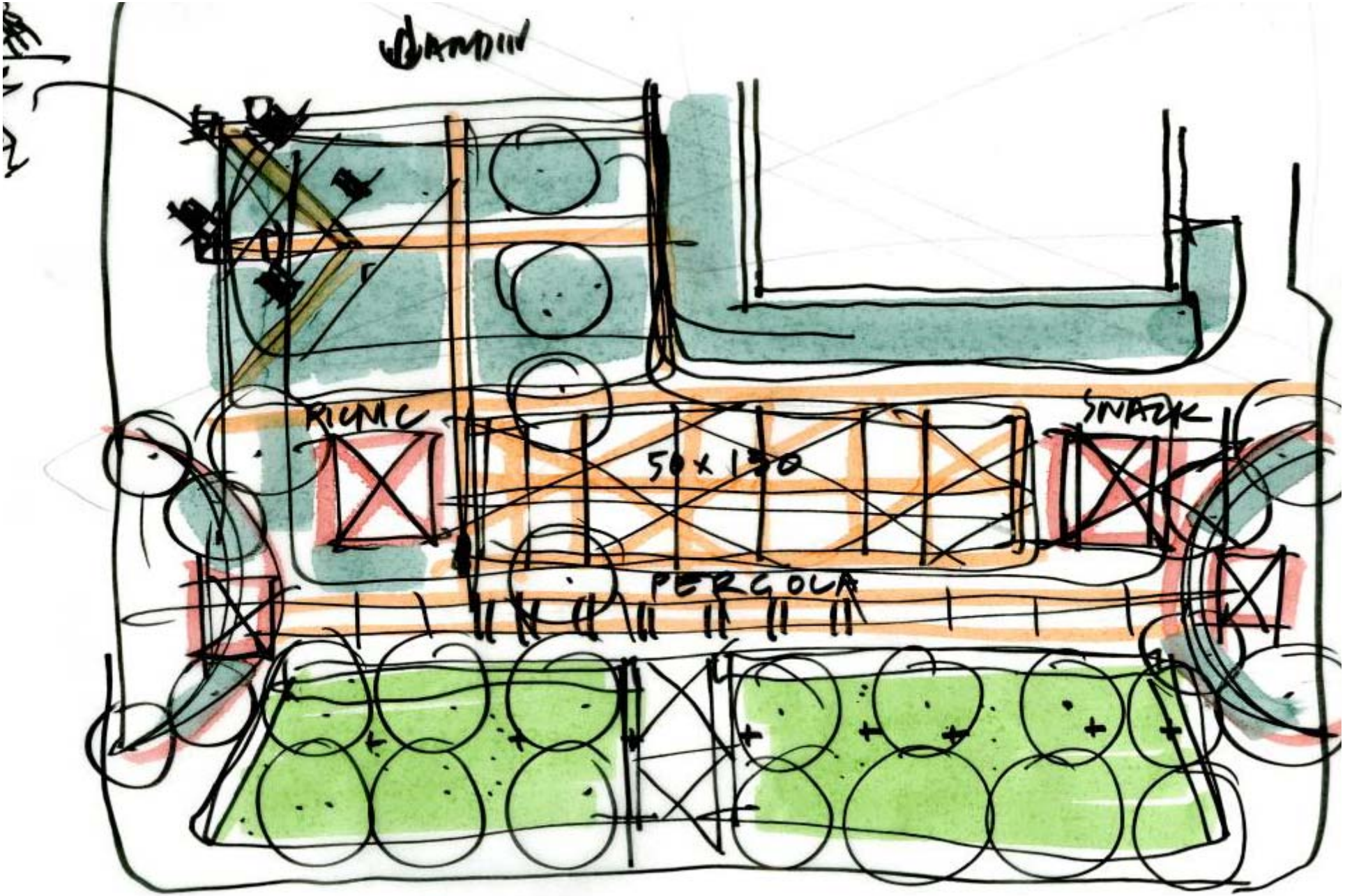
EMERGING DESIGN ALTERNATIVES

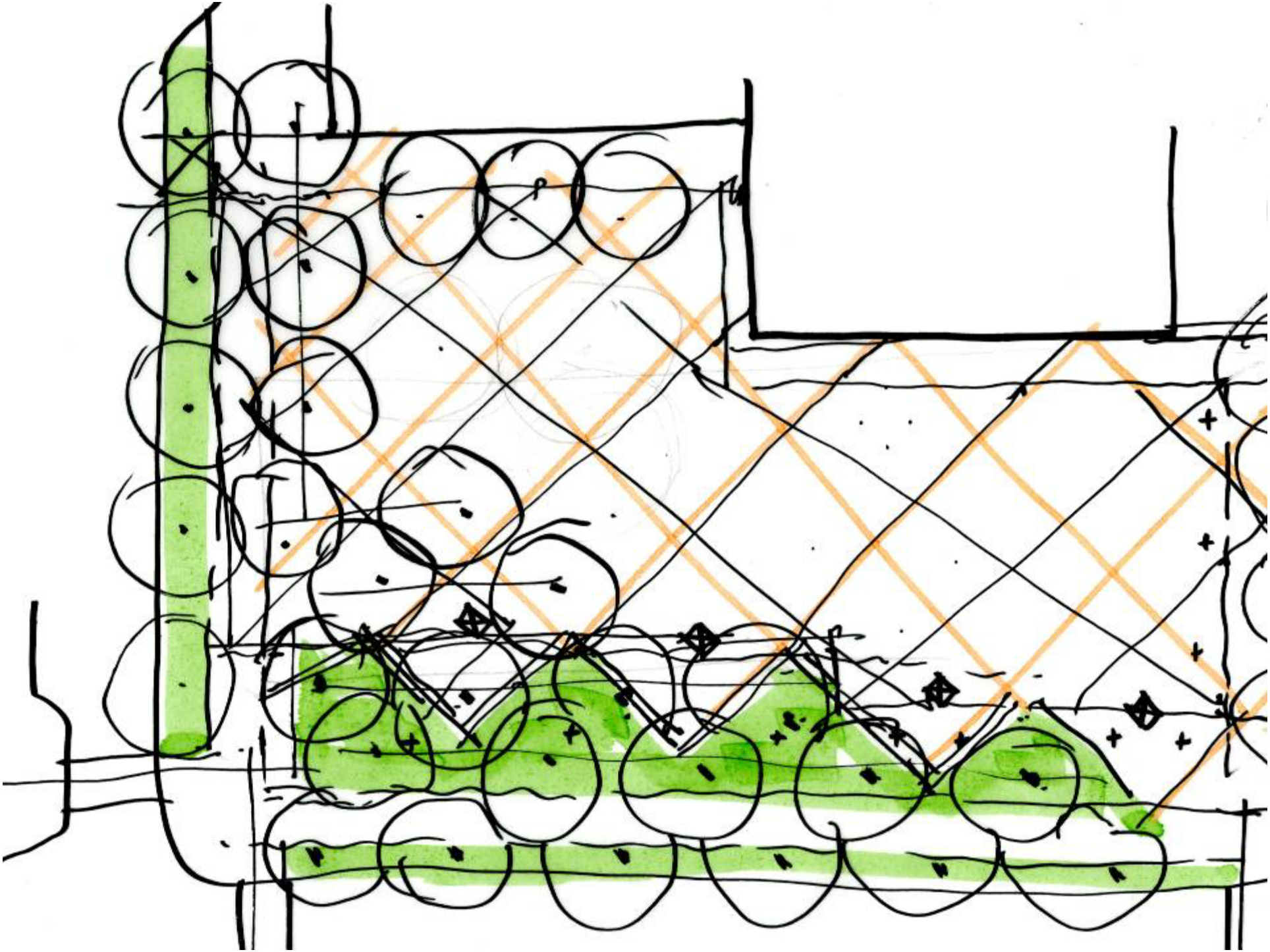

TRASH
PLAY
SWINGS
NOSTALGIA
20 X 30
NET
CLIMBING
30'HT
ACTION
BUFFER
PLAZA
BUFFER


TODDLER PLAY
CINE
50' ϕ
TURF
80' ϕ
GREEN ORGANIC FESTIVAL


FOCAL TREE, FOUNTAIN, ETC.
ART
CORAL
FICUS
COOL LAWN W/
SWINGS
CINE
85 x 109
PLAZA
BLEACHER
PALME
+U
VARDIN/ ZOCALO


PAVILION
SNACK / RESTROOM
20x40 PICNIC
MOVIE WALL
FRISBEE LAWN
90x90
PLAZA
OPEN GOLF
PAVED
60' OPEN SPACE
x100'
40x90
COMM GARDEN
+3'6"
10' SIDEWALK
NEW GATE
BUFFER


PICNIC
50 x 150
SNACK
PERGOLA



Alternative A

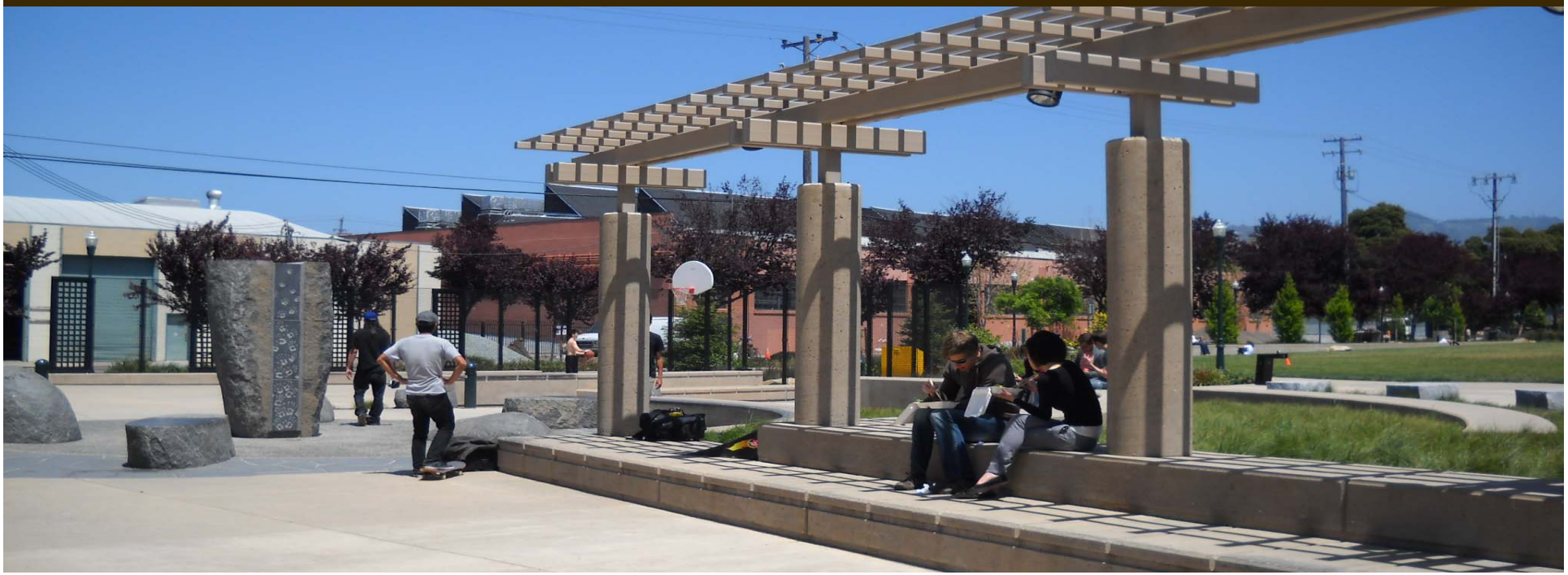
University Ave
Theater Plaza
North Park Theater
Emergency Access
Kiosk
Multi-purpose Structure
Granada
29th Street
Movies in Park
Stage
Climbing Net
Drop Off
Multipurpose Area (Paved)
Shared Road

2. Multi-Purpose Space - Paved

3. Stage

Fuzio

Alternative A
University Ave
Gateway
Gateway
Kiosk
Theater Plaza
North Park Theater
Emergency Access
Kiosk
Multi-purpose Structure
Alley
Granada
Climbing Net
Movies in Park
Stage
Drop Off
Multipurpose Area (Paved)
Parking Structure
Seating
Planters/ Bioswales Buffer
Gateway
North Park Way



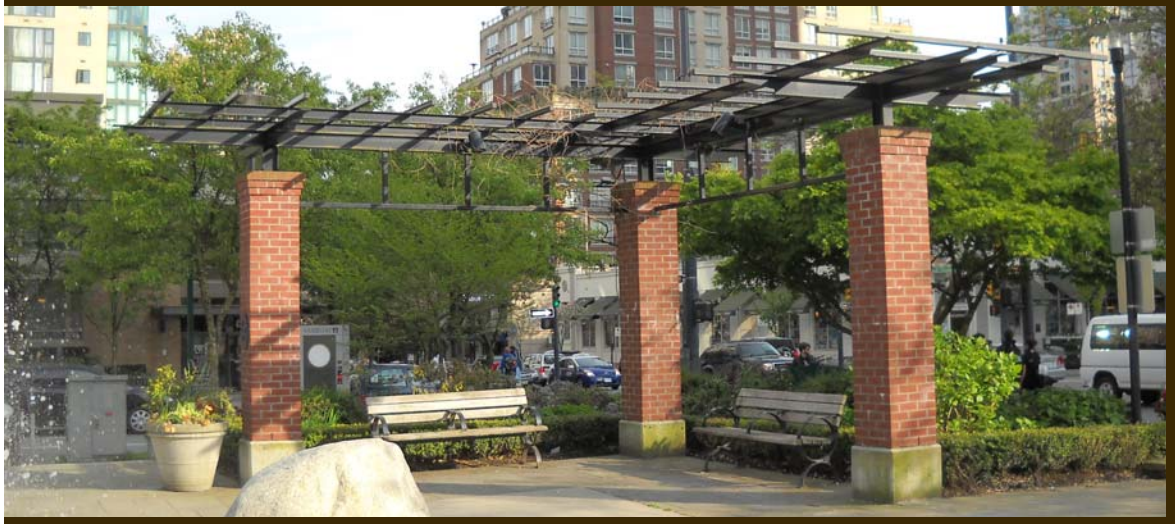
4. Urban Play Area

5. Vendor Space

5. Vendor Space

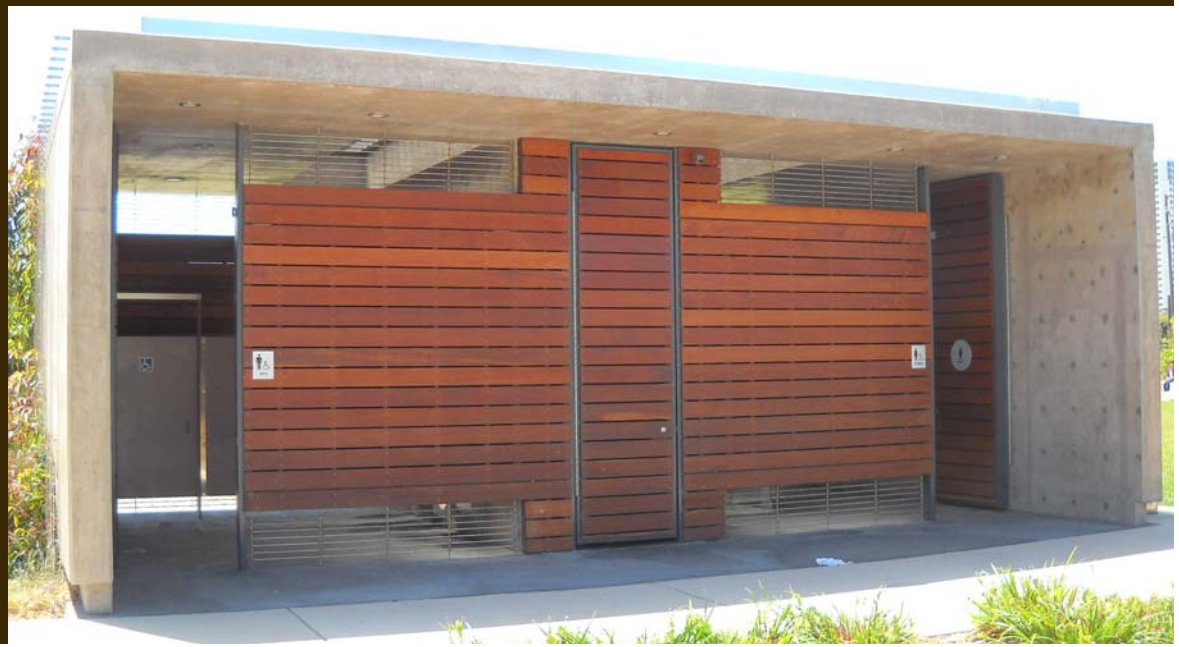
6. Wayfinding Elements

6. Wayfinding Elements



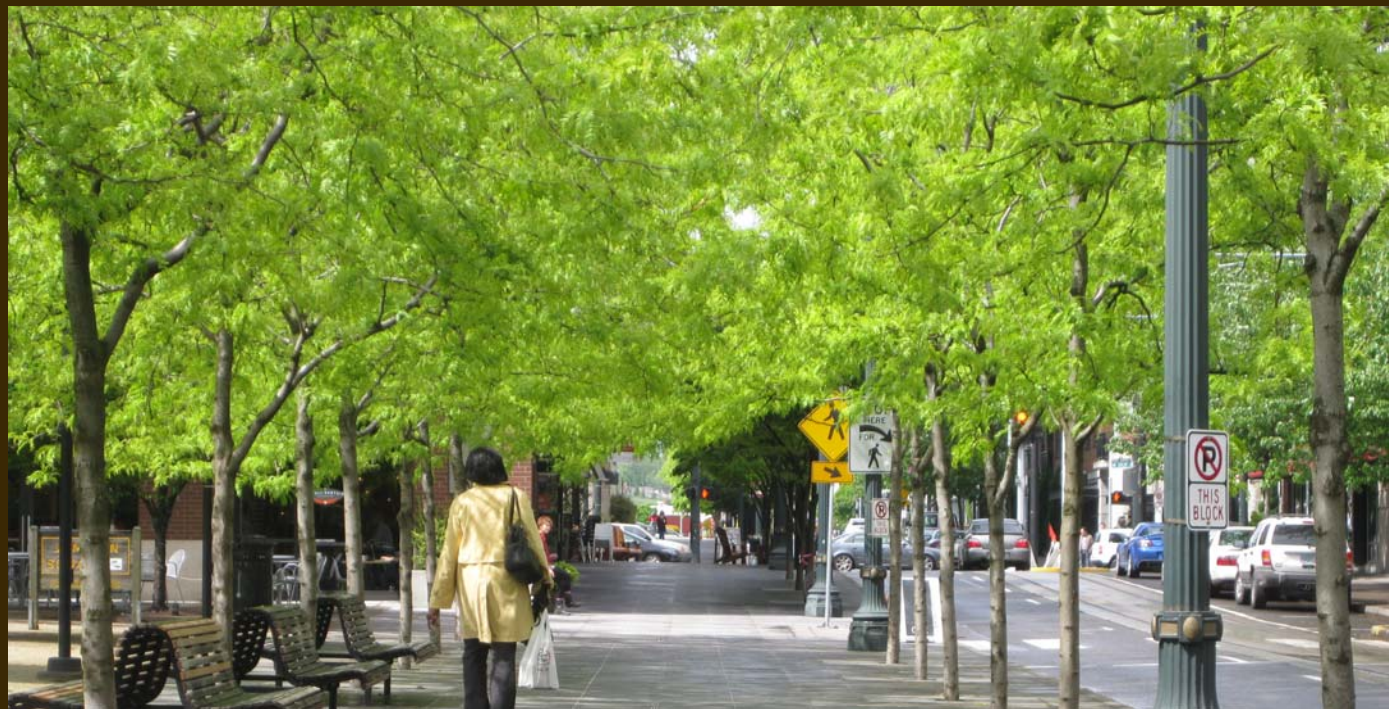
7. Storage Building

8. Permanent Restrooms

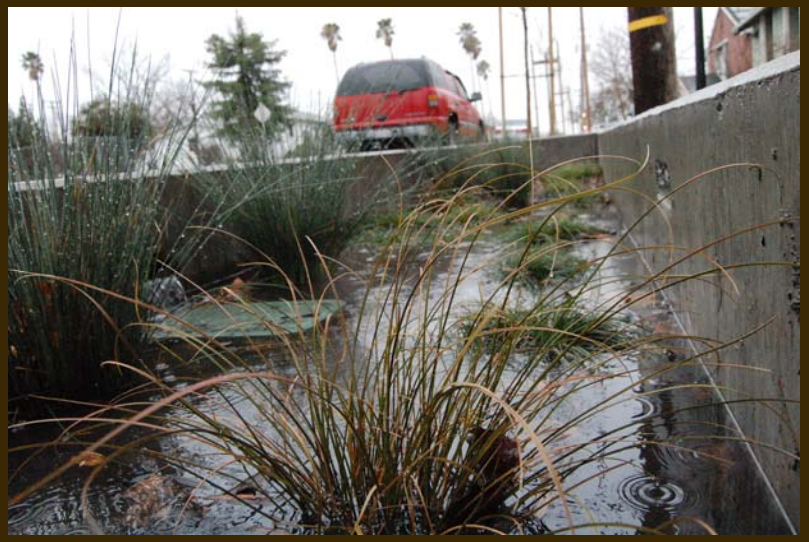


9. Temporary Restroom Area (Portables)

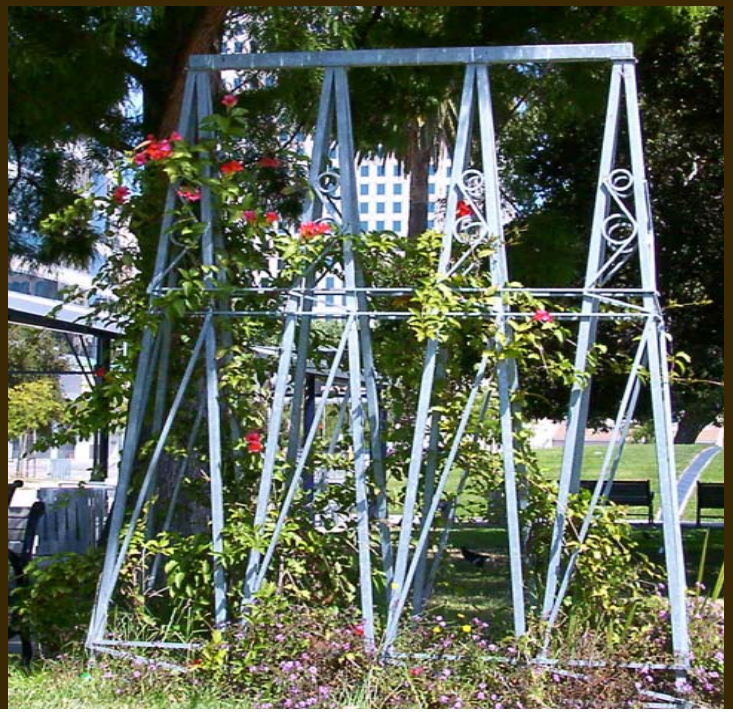
10. Landscaped Buffer – Tr



11. Bioswales / Rain Garde



12. Edible Gardens



13. Seating

13. Seating

14. Pedestrian Level Lighting

15. Art

Alternative A

Alternative A

Alternative B

Theater Plaza
North Park Theater
Emergency Access
Kiosk
Multi-purpose Structure
Movies in Park
Climbing Net
Multipurpose Area (Turf)
Stage/Step Seating
Seating
Planters/ Bioswales Buffer
Gateway
North Park Way
Residential

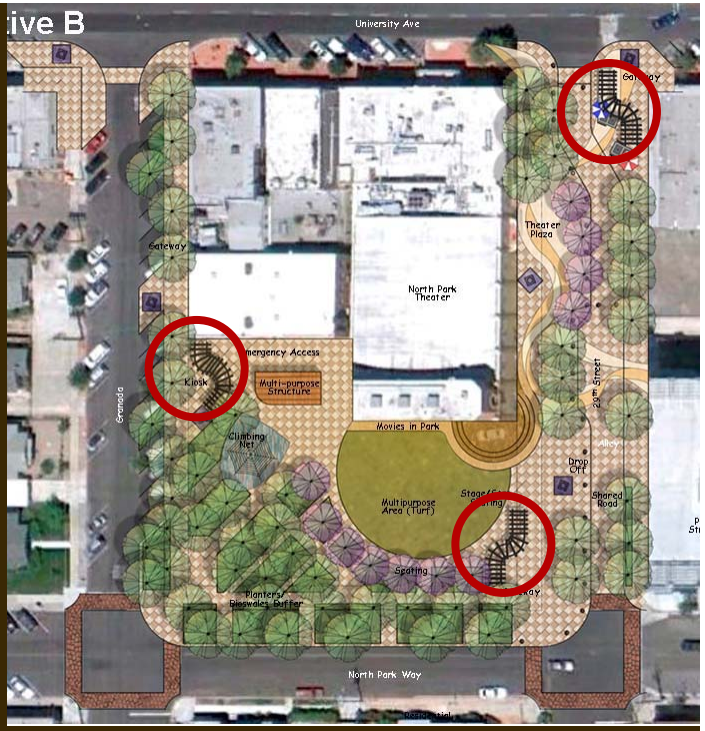
1. Multi-Purpose Space - Turf

3. Stage

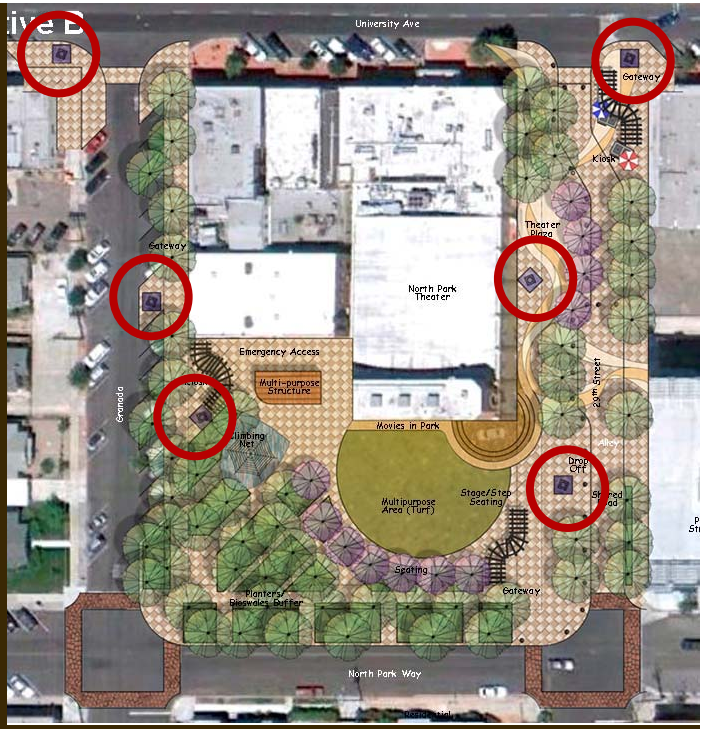
ive B
University Ave
Gateway
Kiosk
Theater Plaza
Gateway
North Park Theater
Emergency Access
Kiosk
Multi-purpose Structure
Granada
Climbing Net
Movie in Park
20th Street
Drop Off
Multipurpose Area (Turf)
Stage/Step Seating
Seating
Planters
Shared Road
North Park Way

4. Urban Play Area

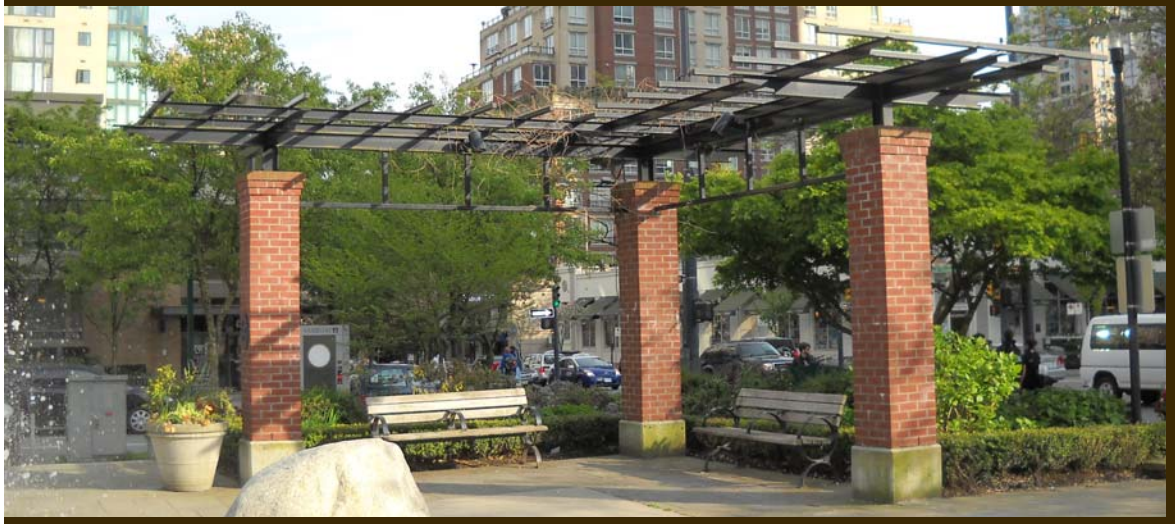
5. Vendor Space



6. Wayfinding Elements

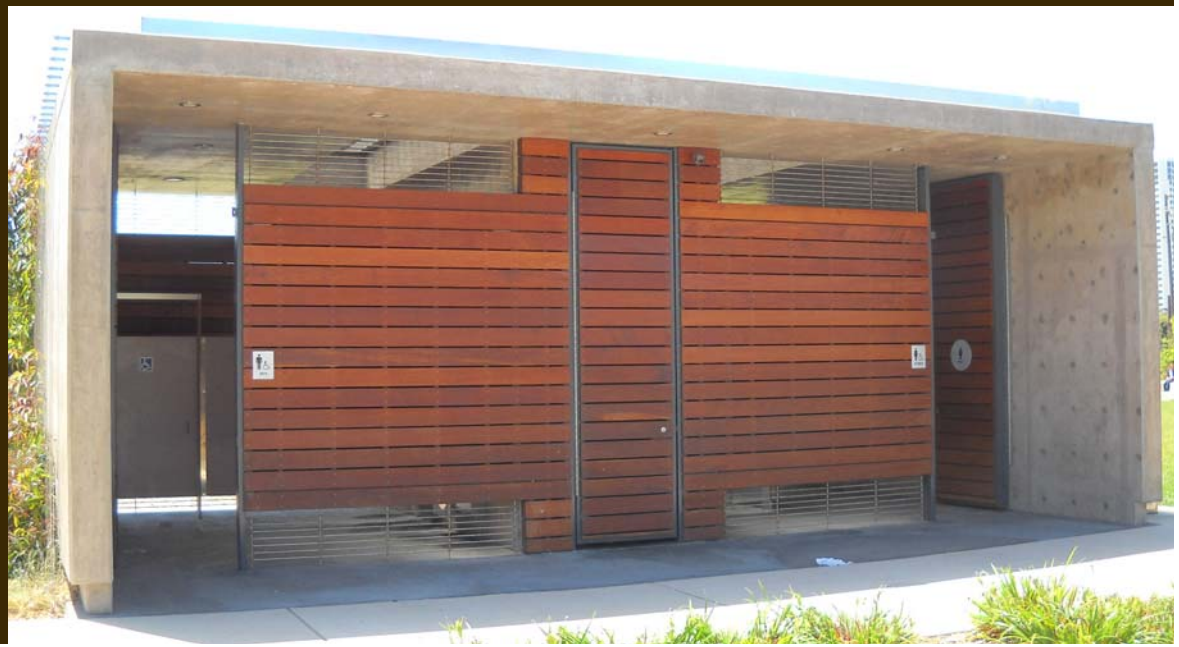


6. Wayfinding Elements



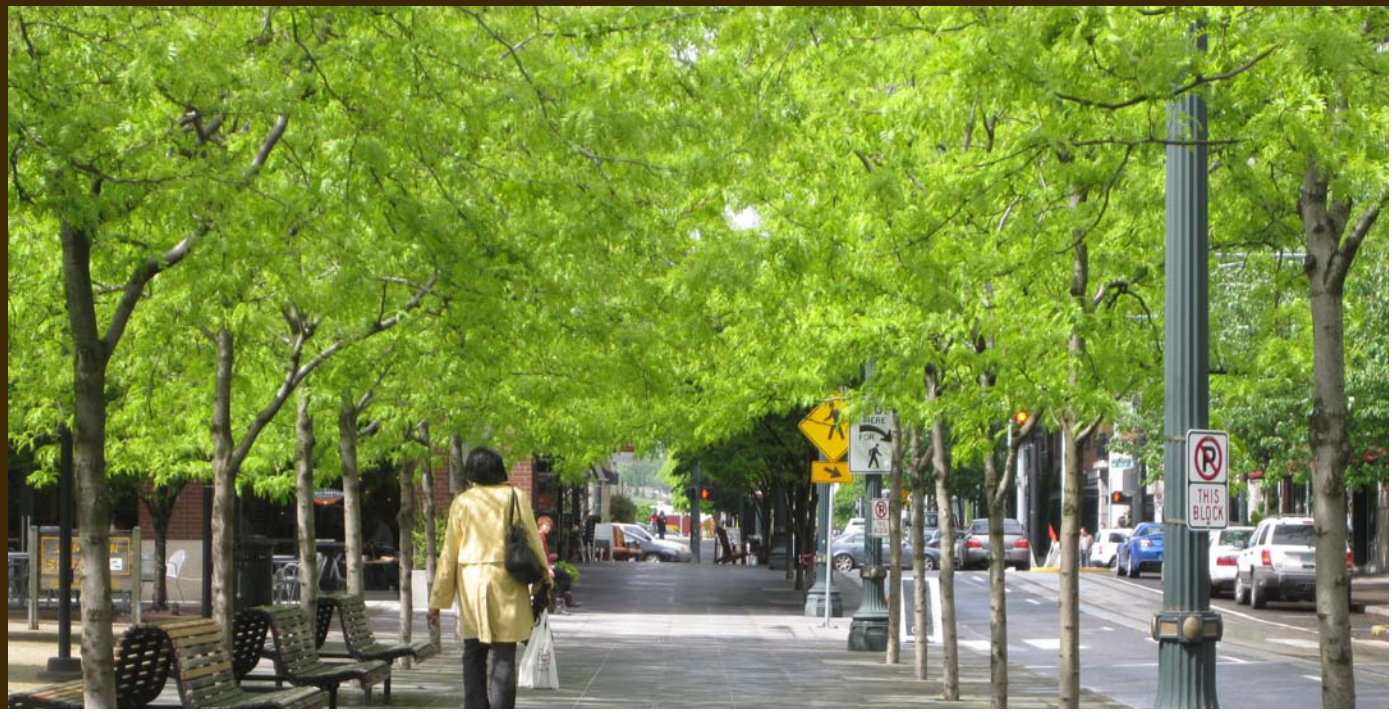
7. Storage Building

8. Permanent Restrooms

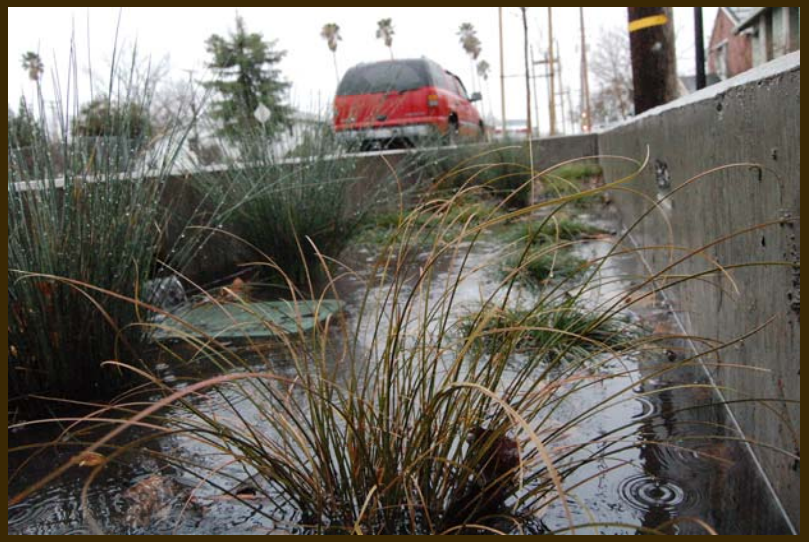


9. Temporary Restroom Area (Portables)

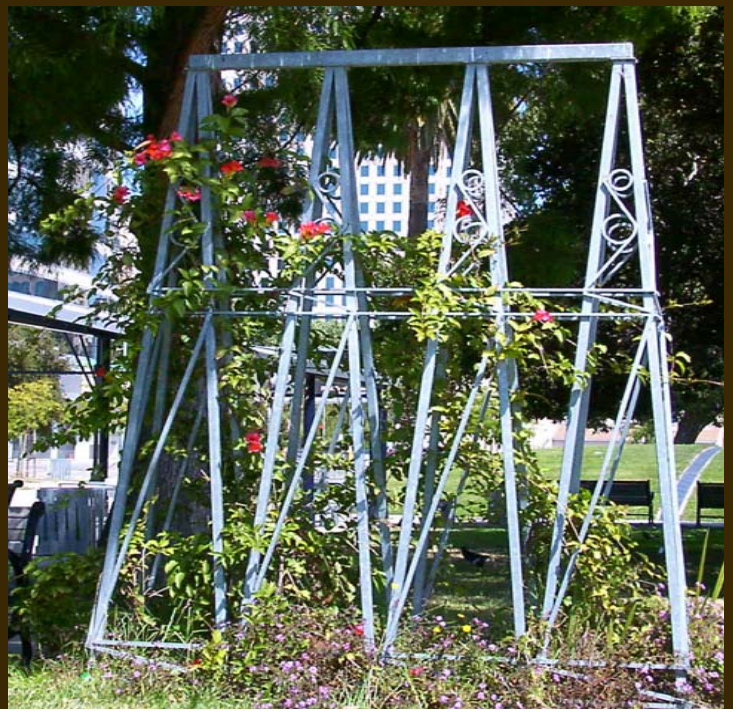
10. Landscaped Buffer – Trees, Planting



11. Bioswales / Rain Garden



12. Edible Gardens



13. Seating

13. Seating

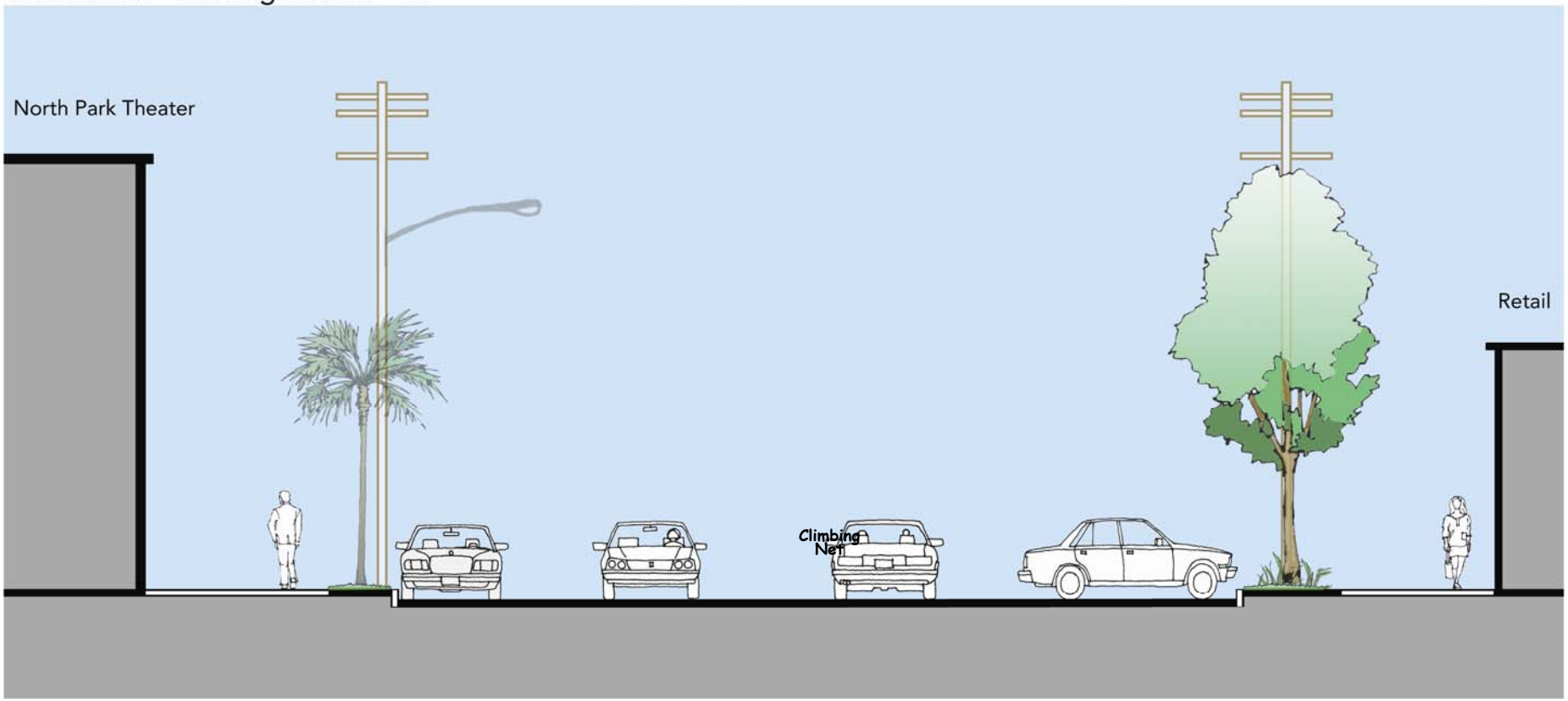
14. Pedestrian Level Lighting

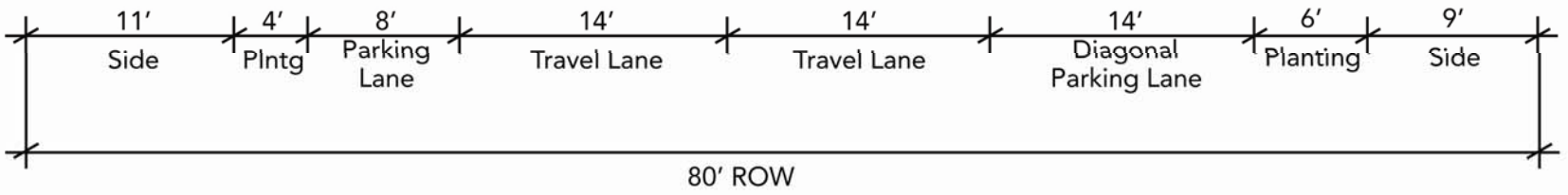
15. Art

Alternative B

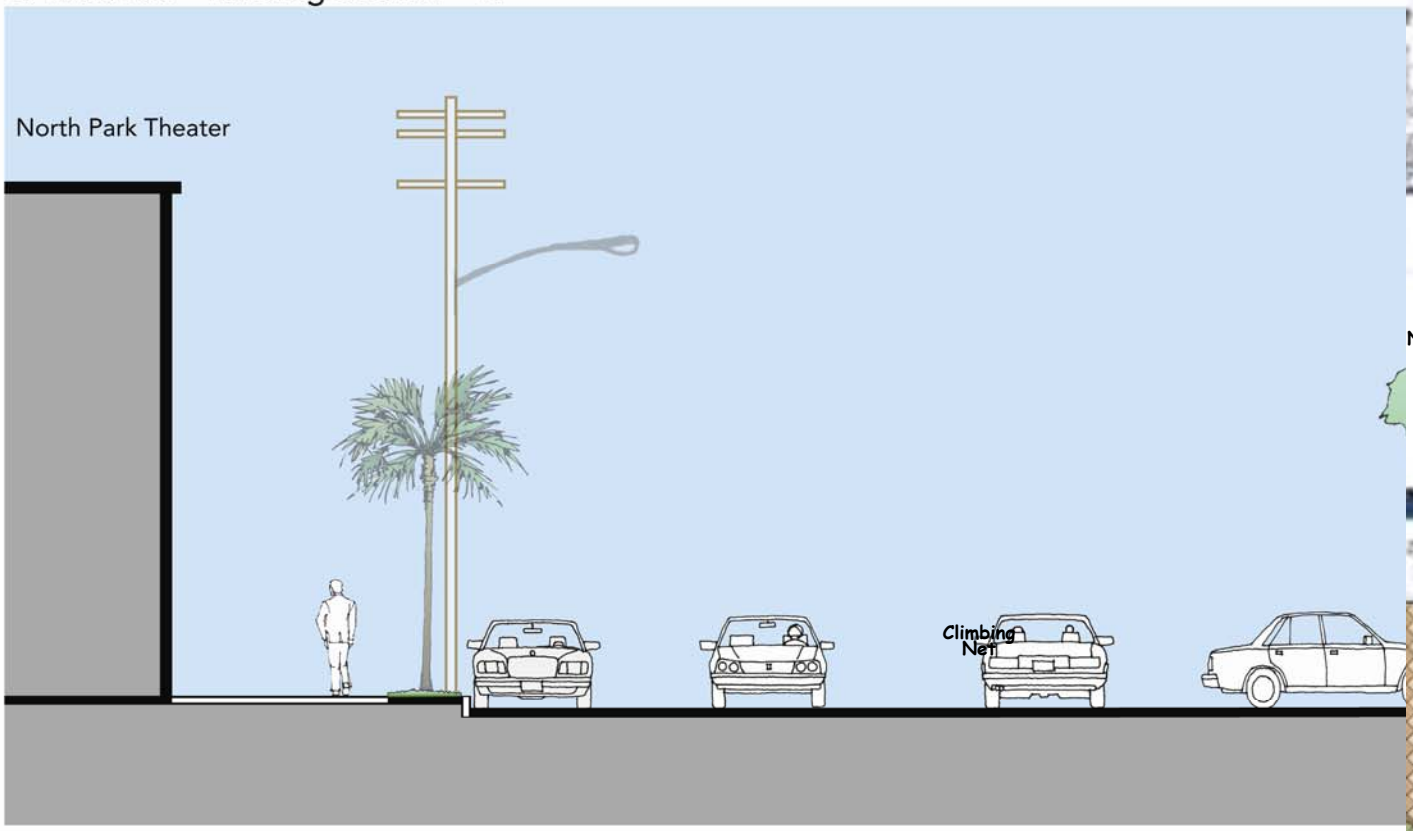
Alternative B

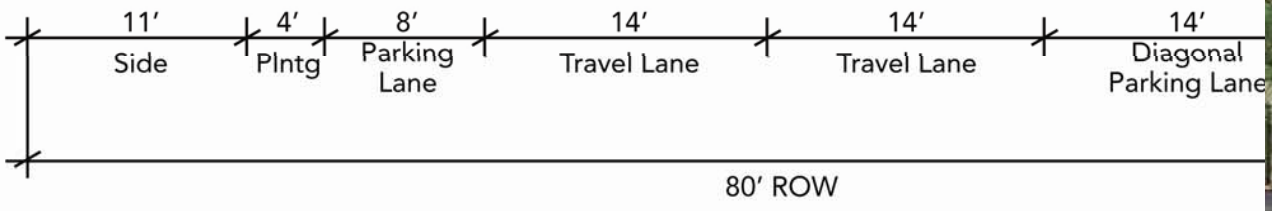
29th Street - Existing Section - A

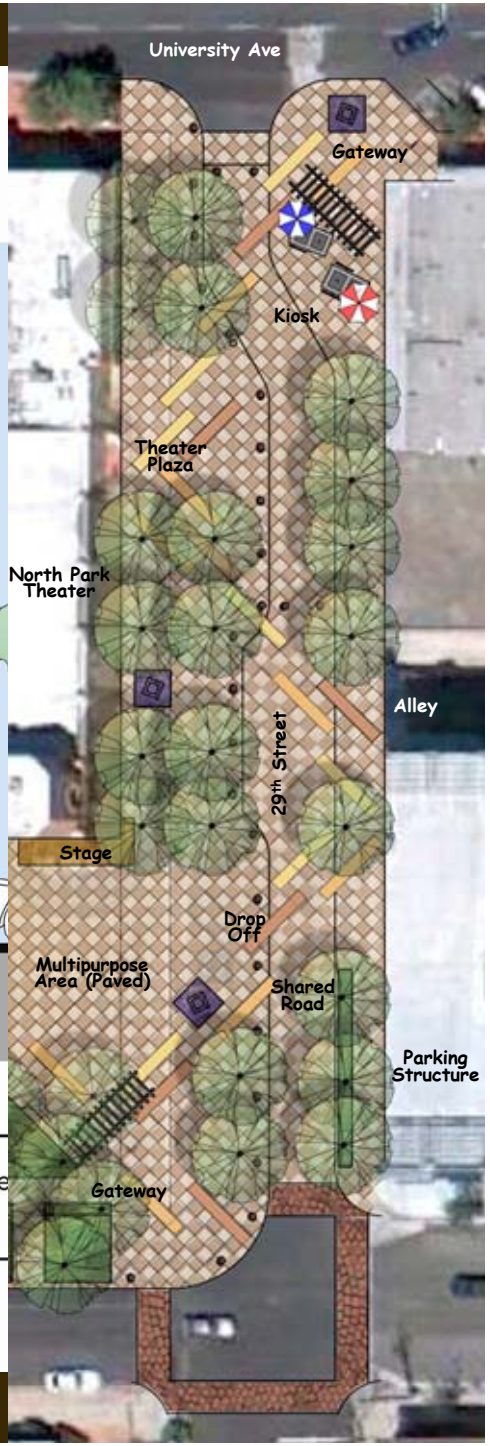




29th Street - Existing Section - A

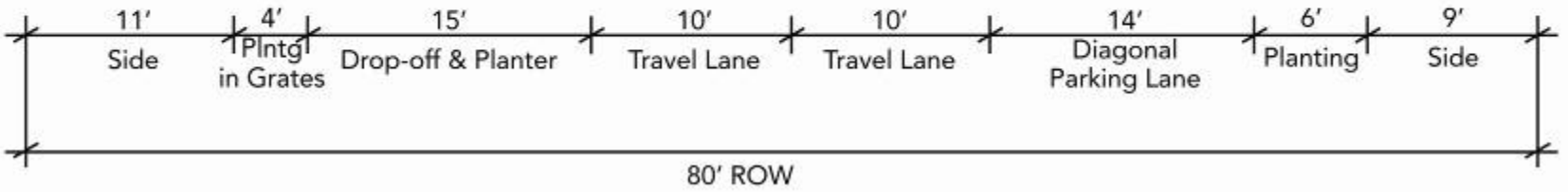




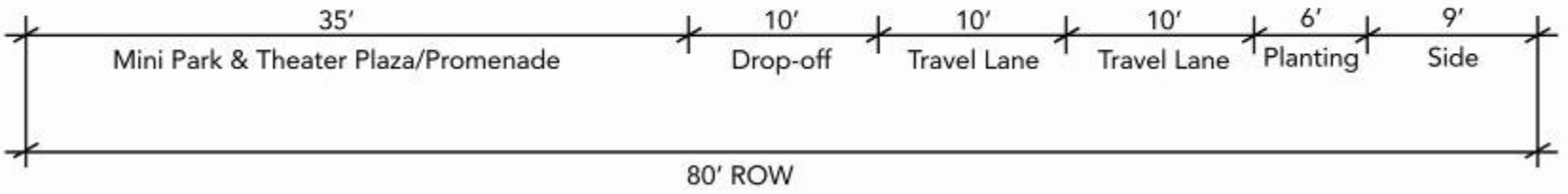


Residential

29th Street - Proposed Section - Option A1

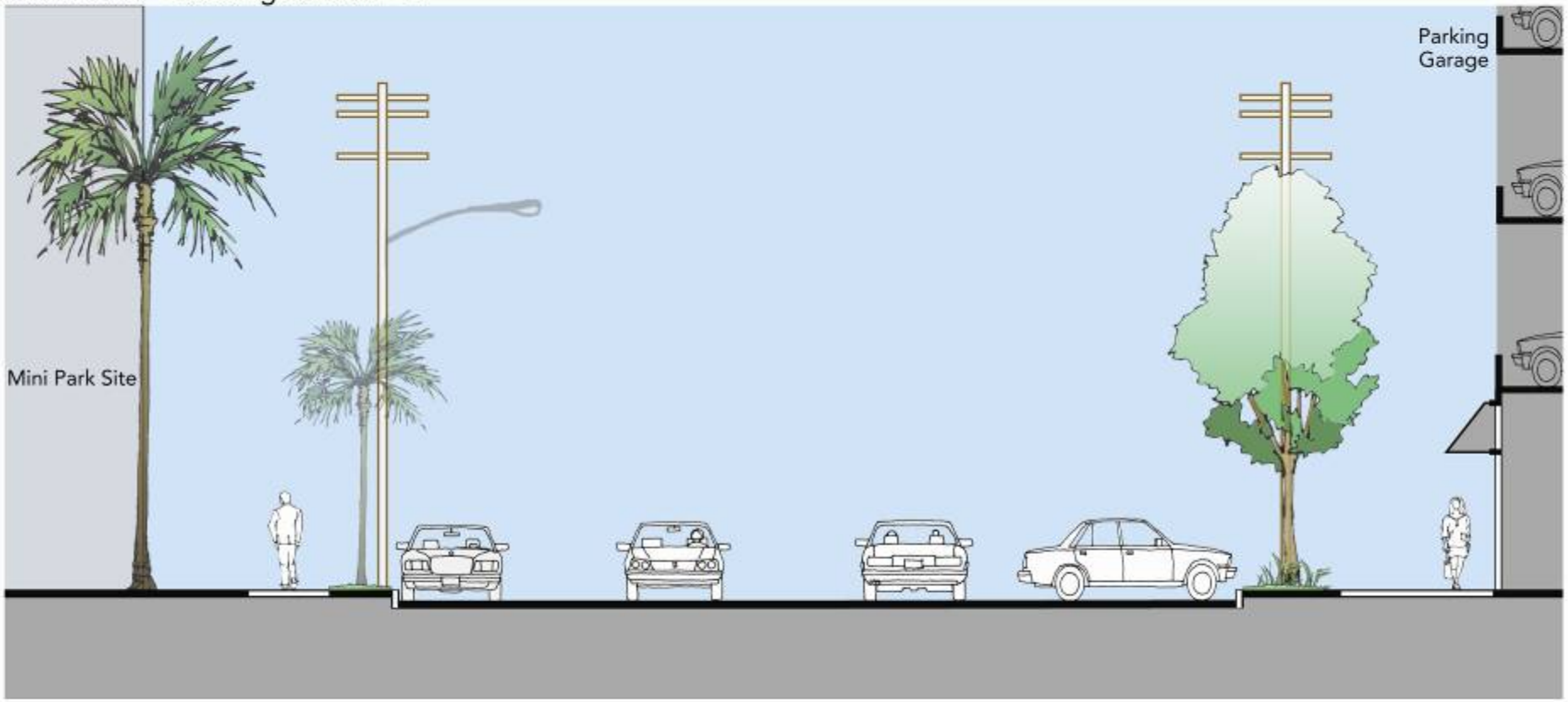


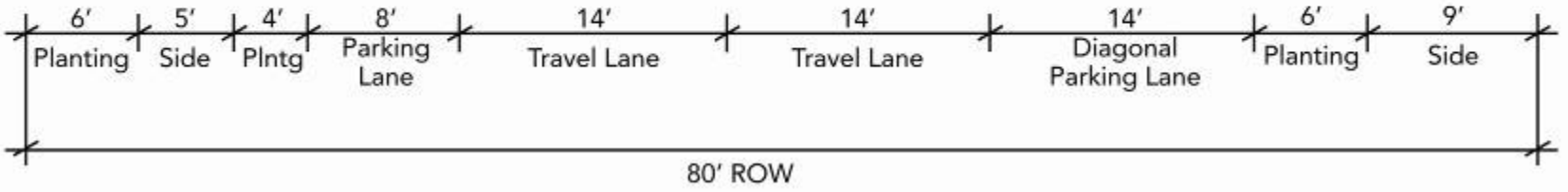
29th Street - Proposed Section - Option A2



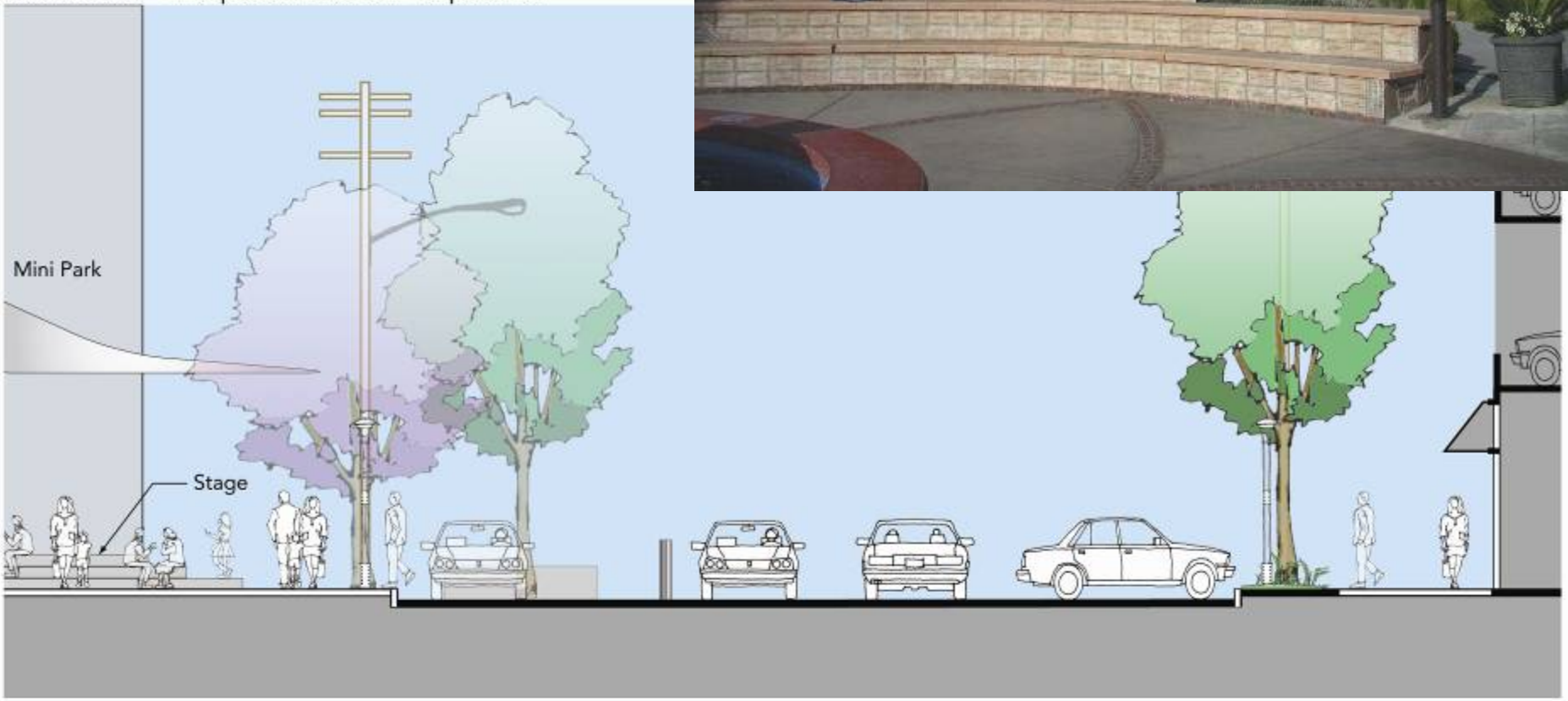
RESERVED
PARKING

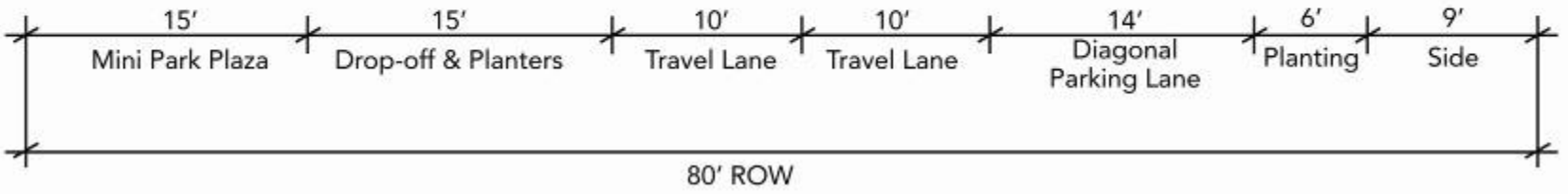
29th Street - Existing Section - B



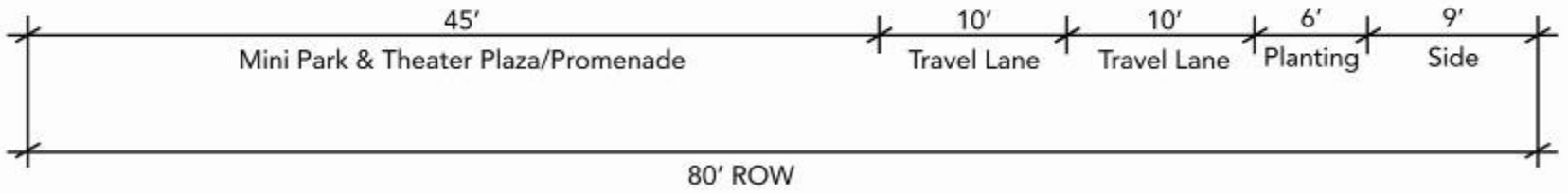


29th Street - Proposed Section - Option B1

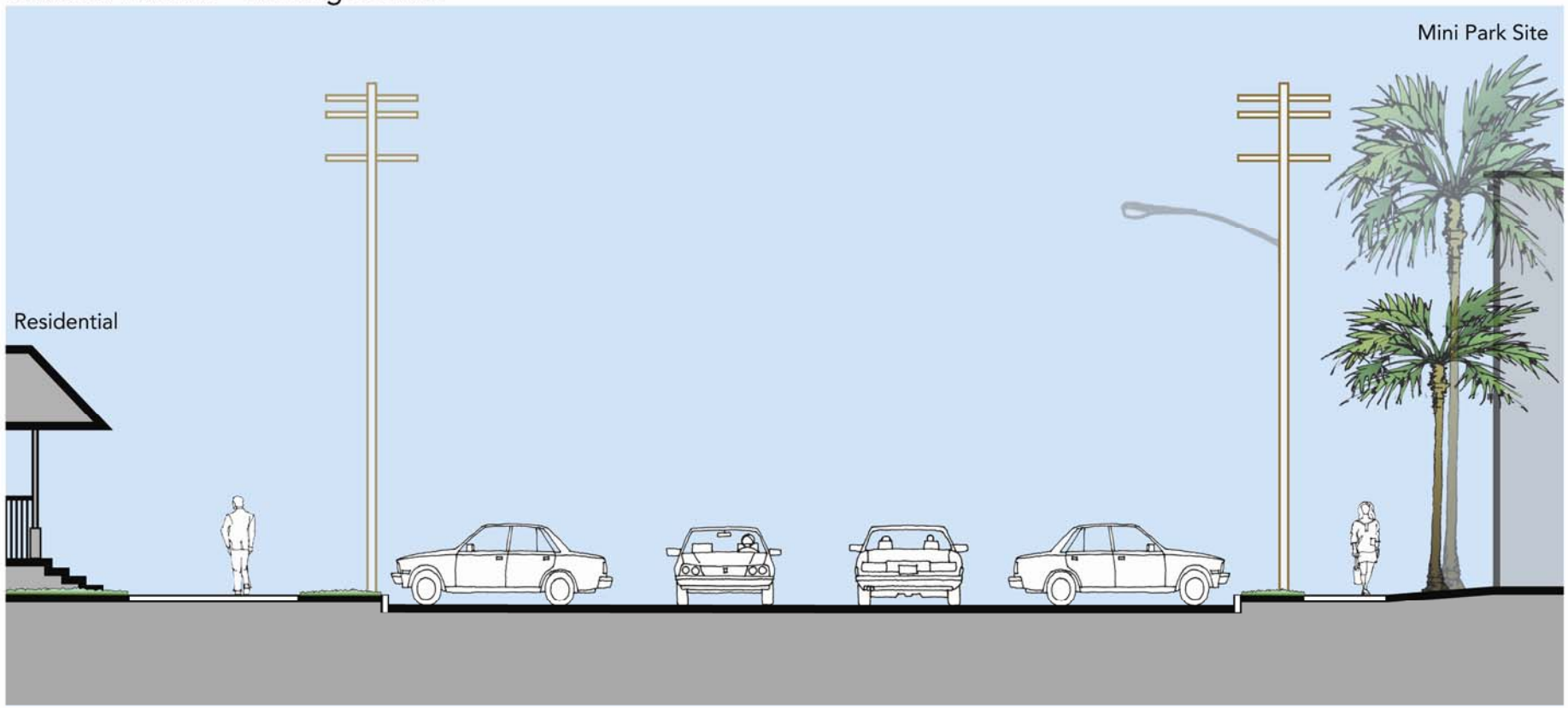


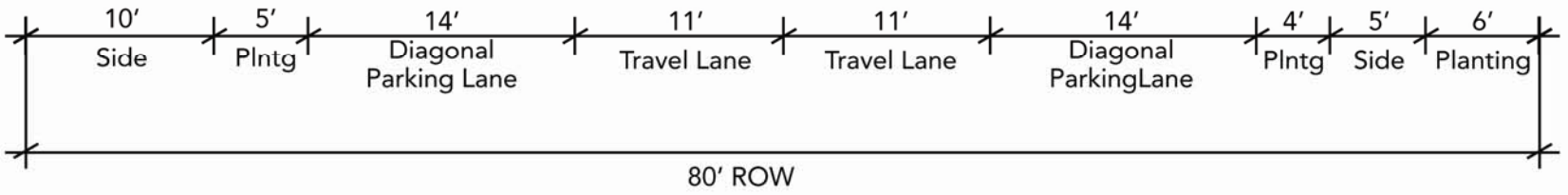


29th Street - Proposed Section - Option B2

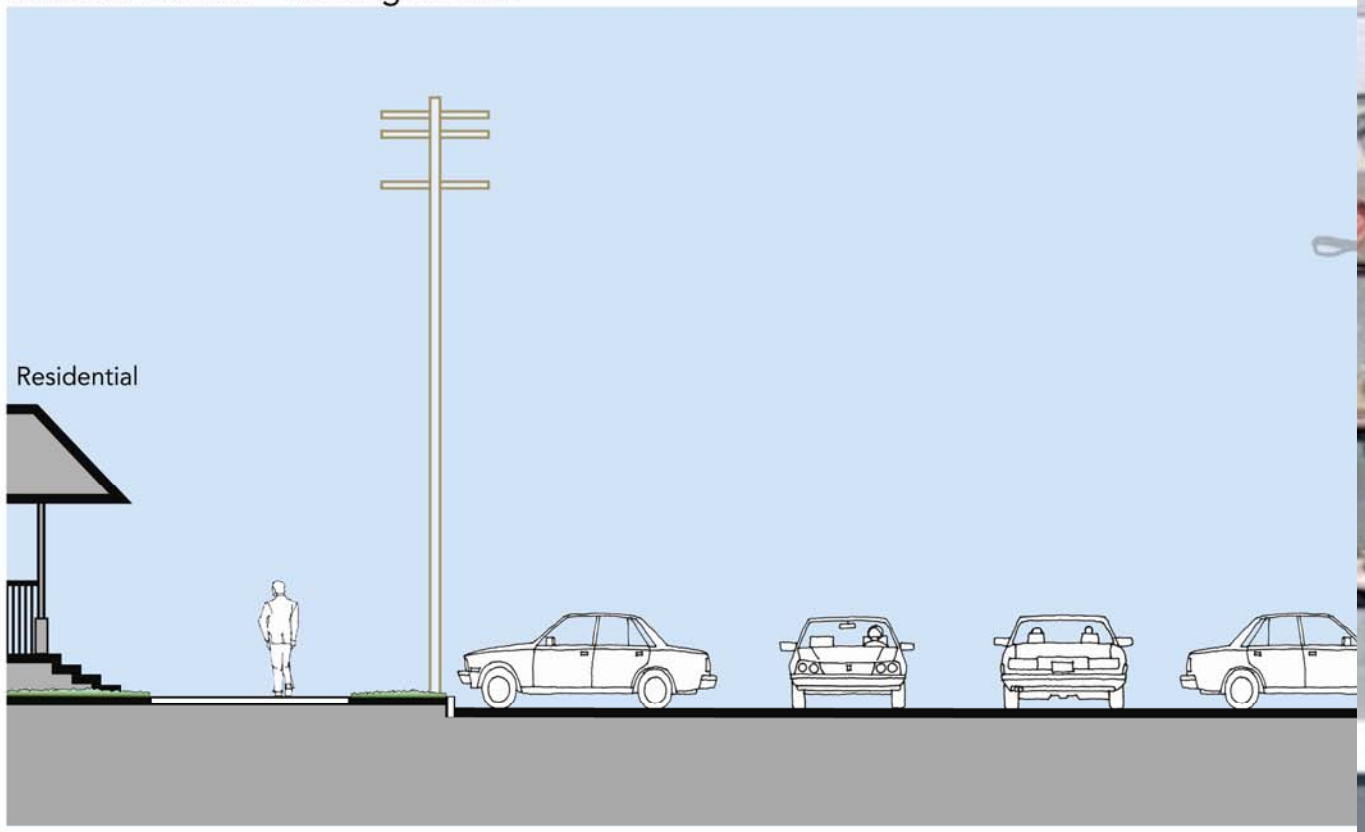


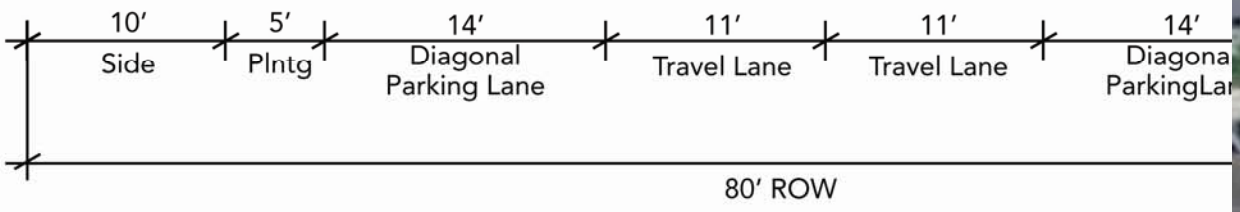
Granada Avenue - Existing Section



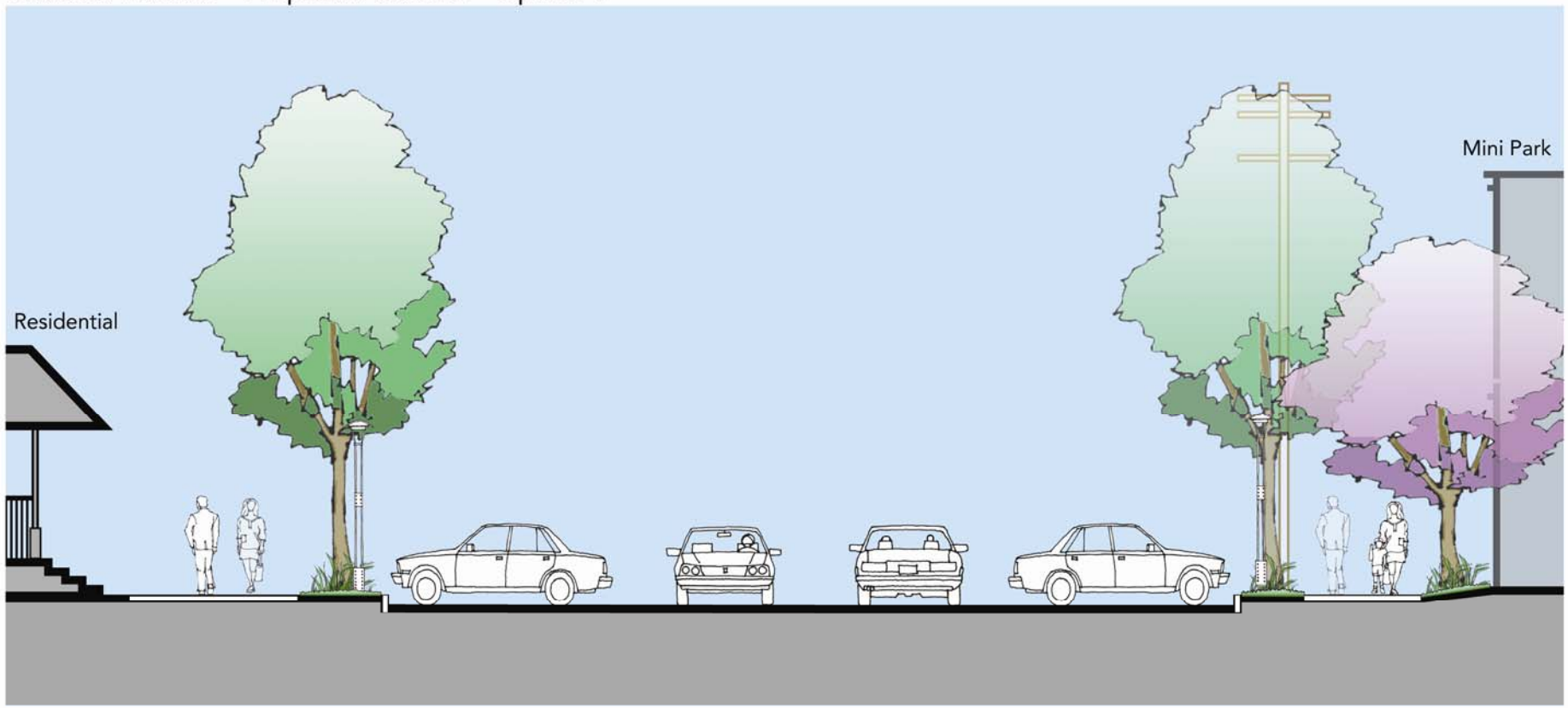


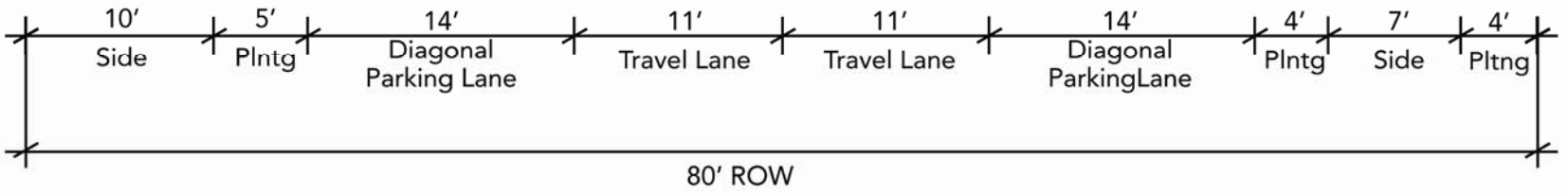
Granada Avenue - Existing Section



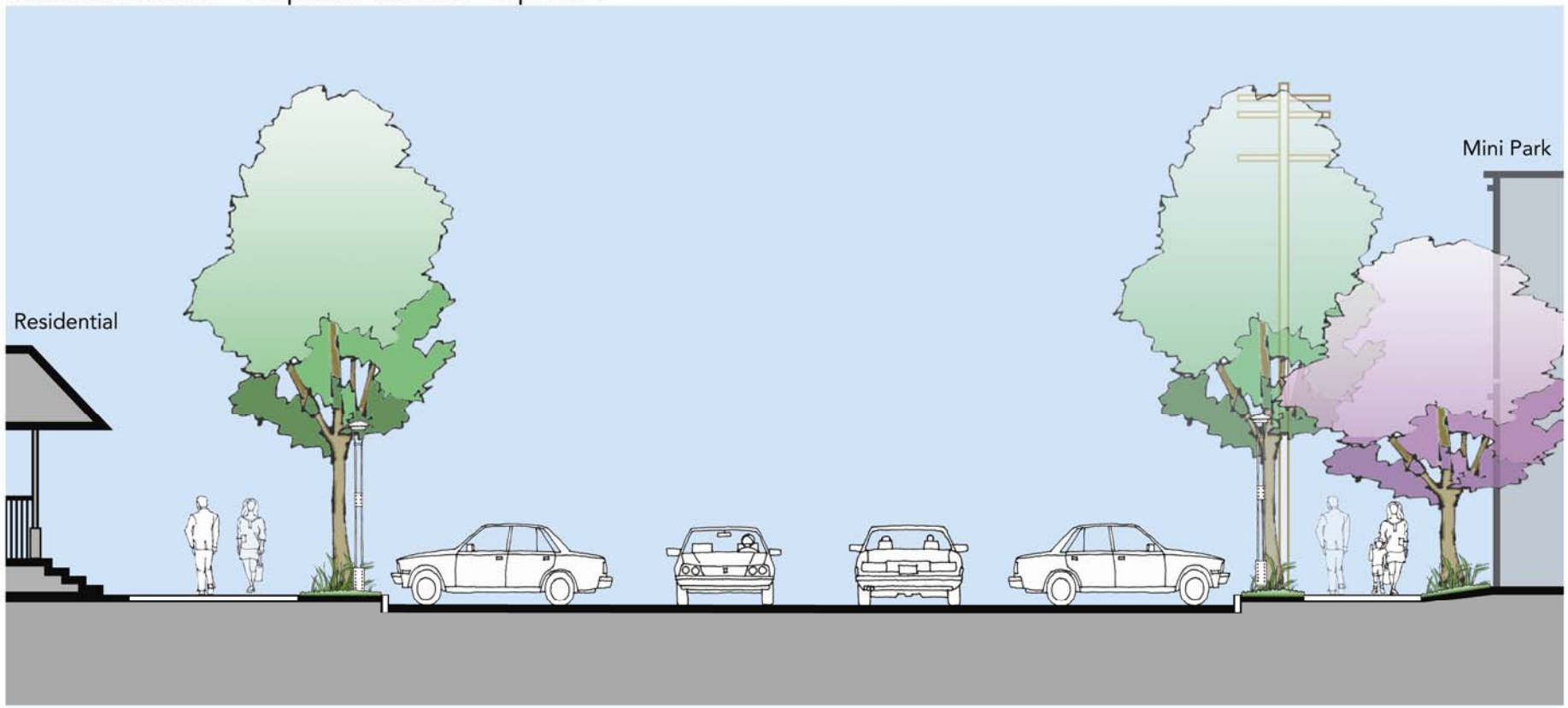


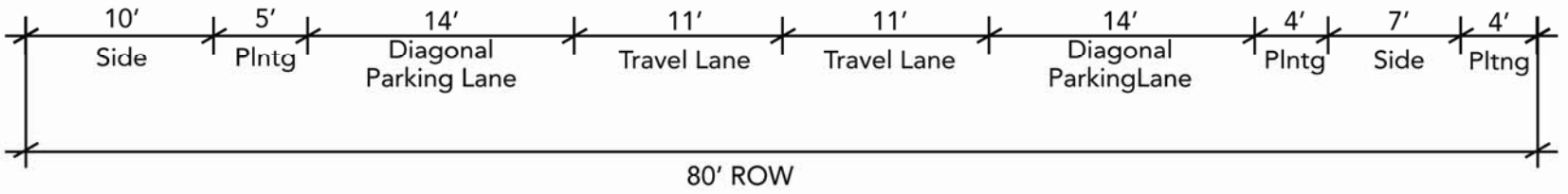
Granada Avenue - Proposed Section - Option 1



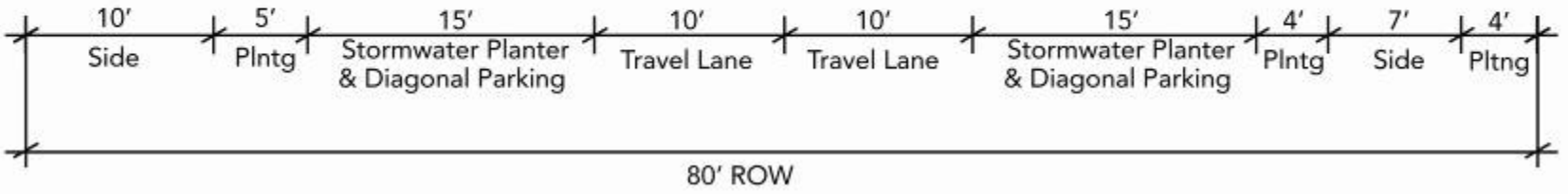


Granada Avenue - Proposed Section - Option 1

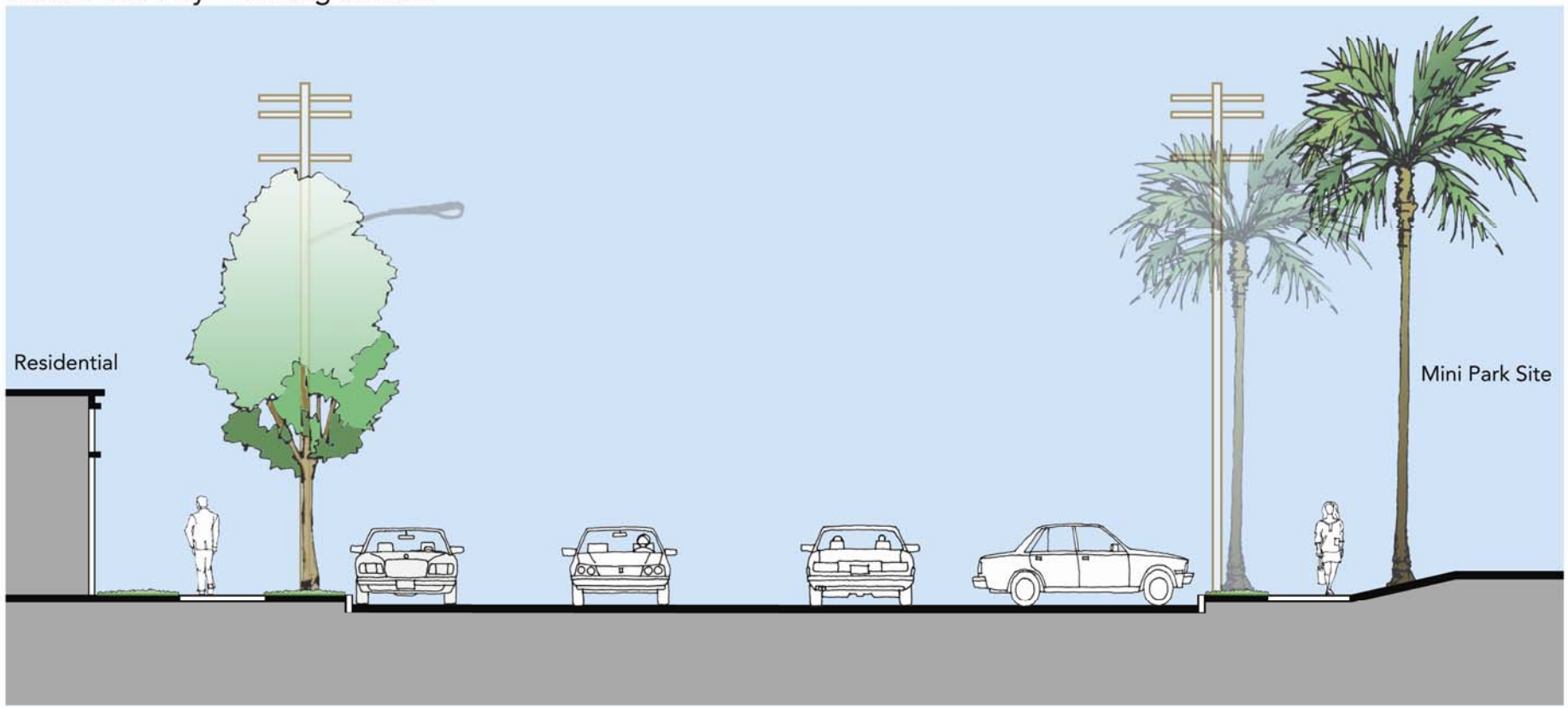


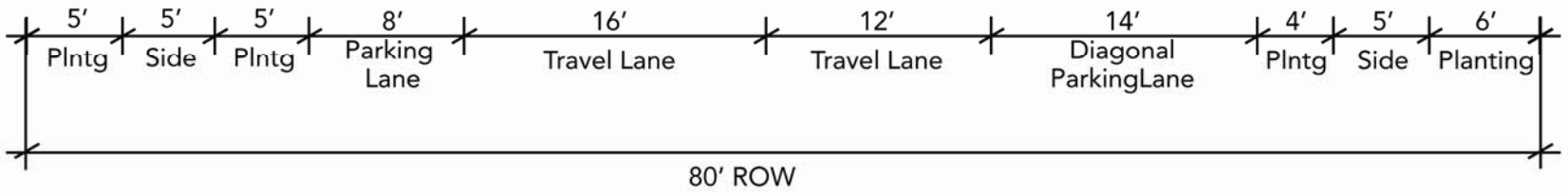


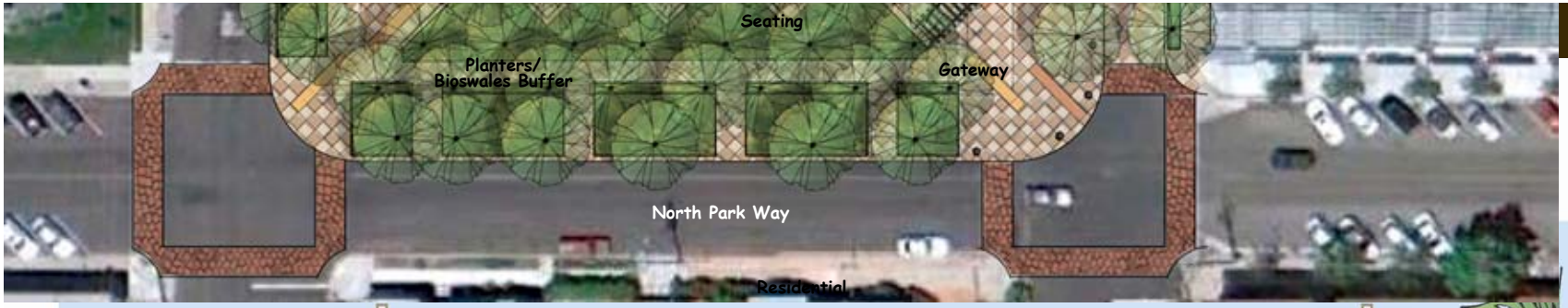
Granada Avenue - Proposed Sect

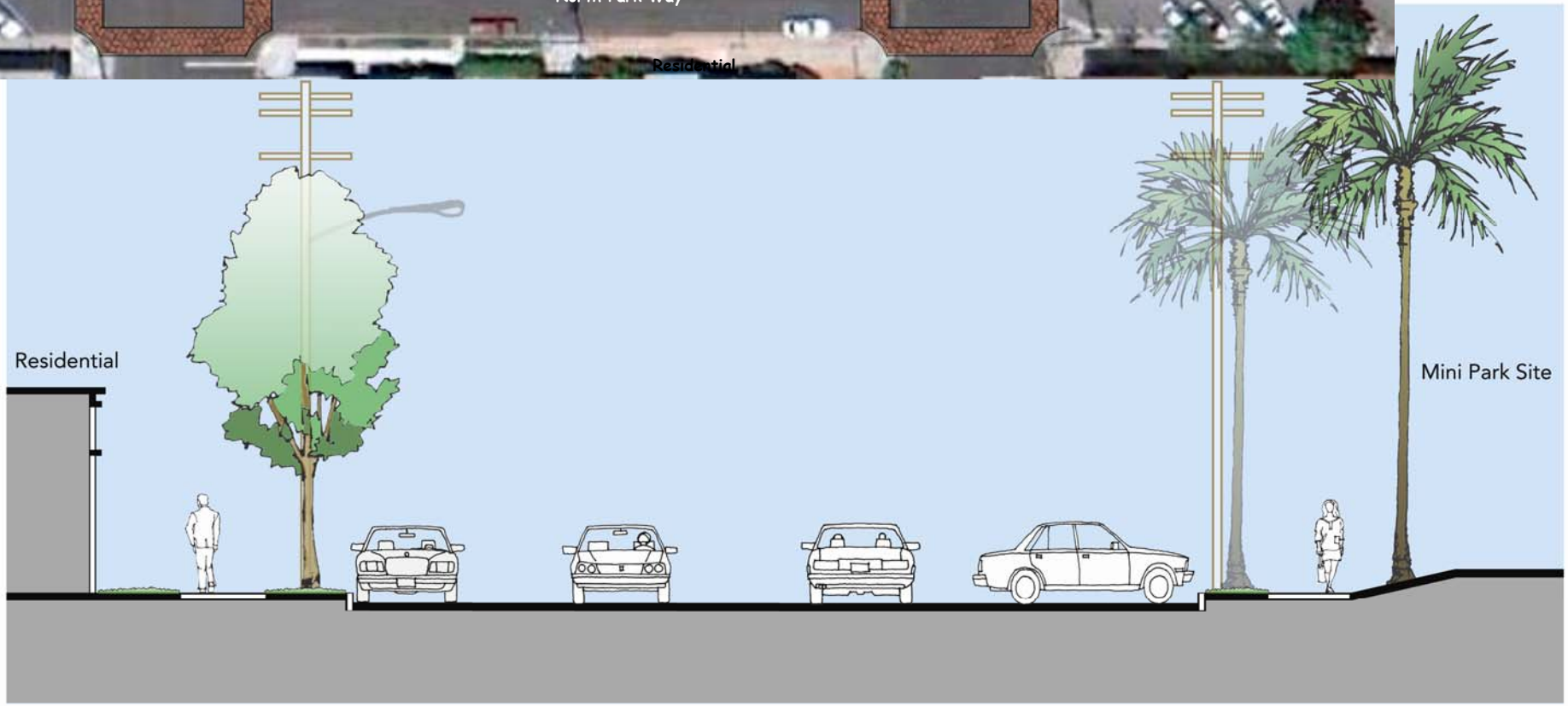


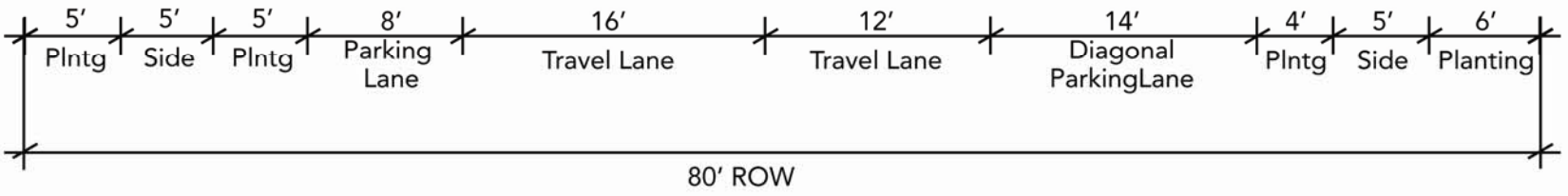
North Park Way - Existing Section



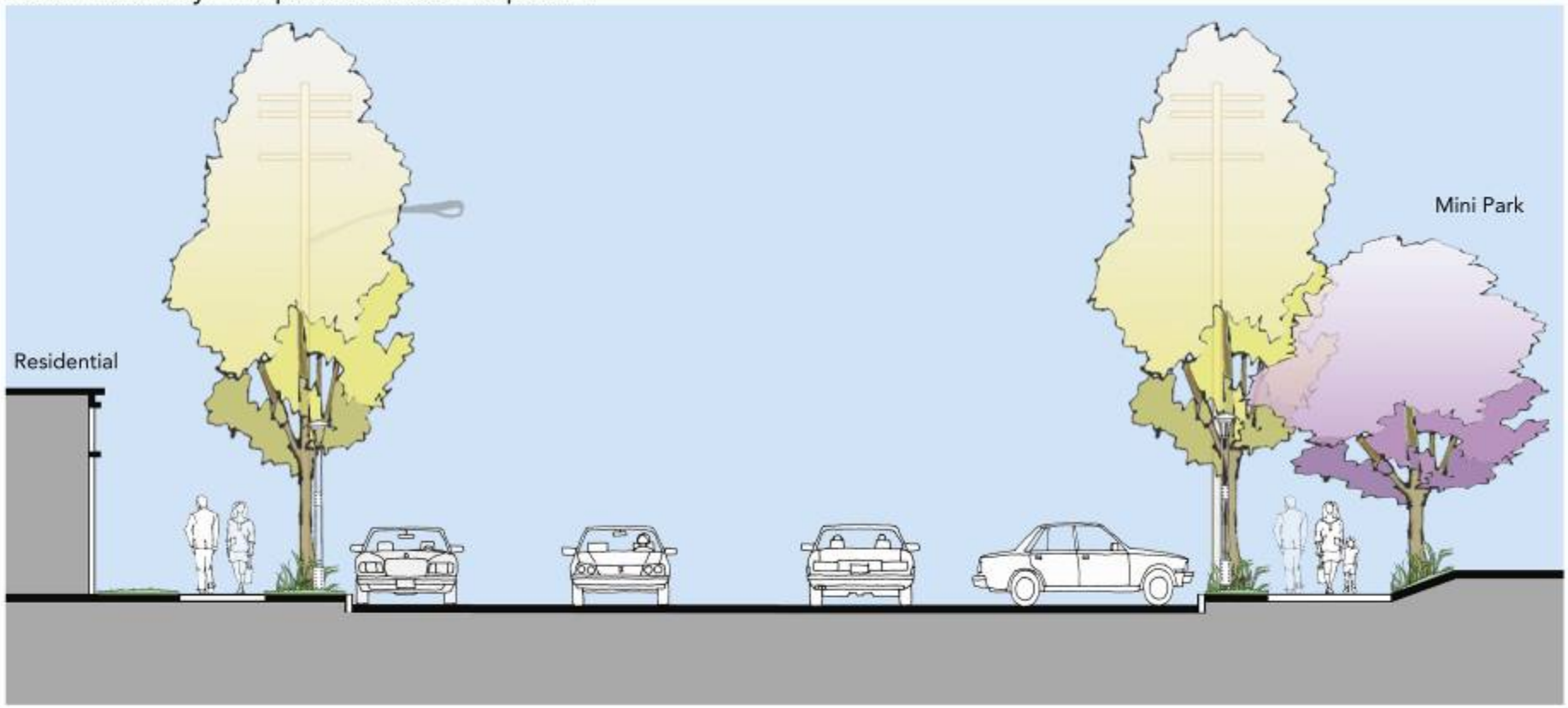


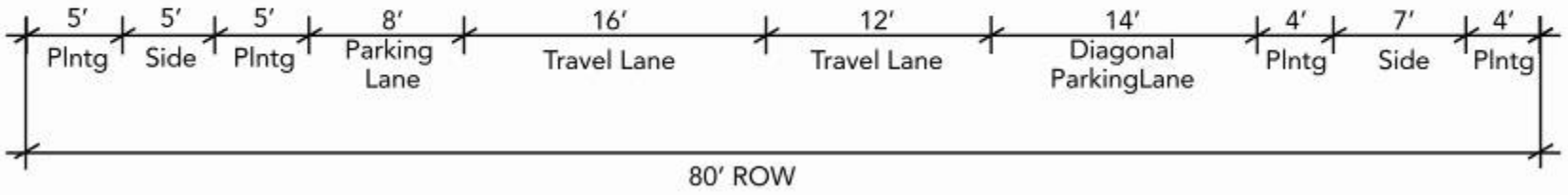

Seating
Planters/
Bioswales Buffer
Gateway
North Park Way
Residential


Residential
Mini Park Site


5′ Pltng
5′ Side
5′ Pltng
8′ Parking Lane
16′ Travel Lane
12′ Travel Lane
14′ Diagonal ParkingLane
4′ Pltng
5′ Side
6′ Planting
80′ ROW

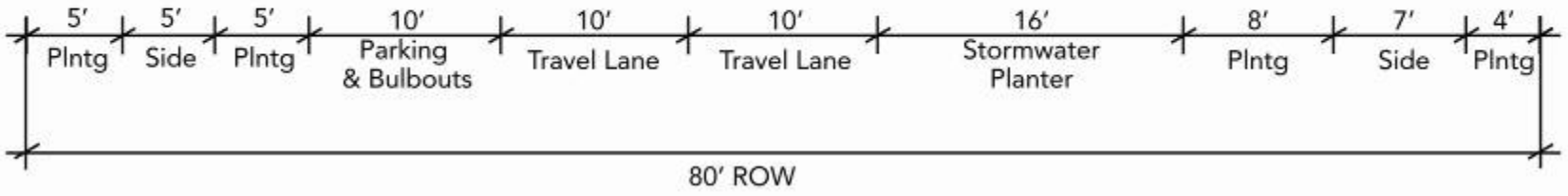
North Park Way - Proposed Section - Option 1



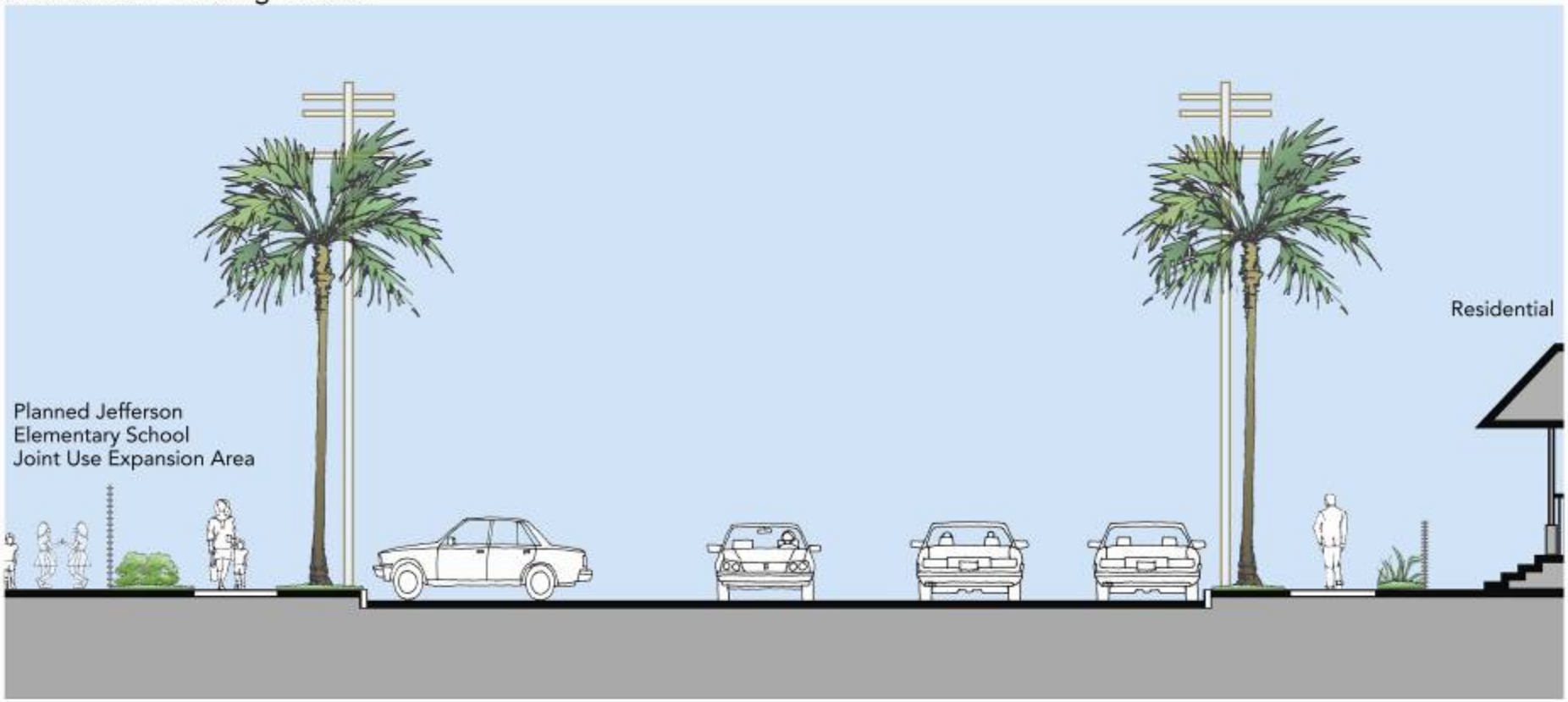


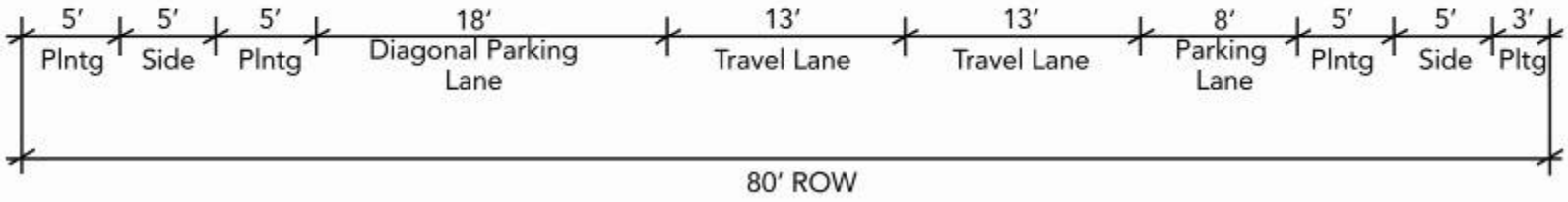
- Option 2

Residential
Mini Park

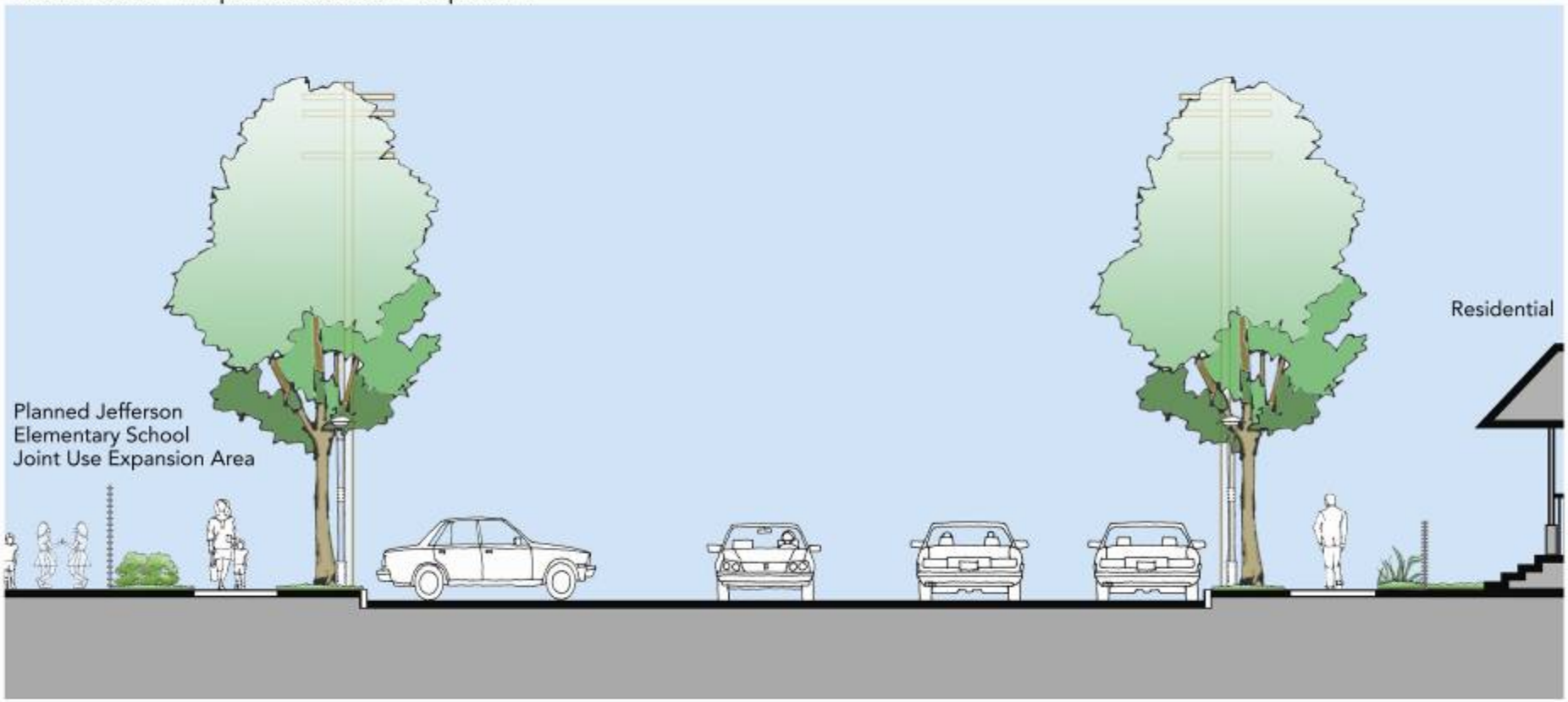

5′ Pltng
5′ Side
5′ Pltng
10′ Parking & Bulbouts
10′ Travel Lane
10′ Travel Lane
16′ Stormwater Planter
8′ Pltng
7′ Side
4′ Pltng
80′ ROW

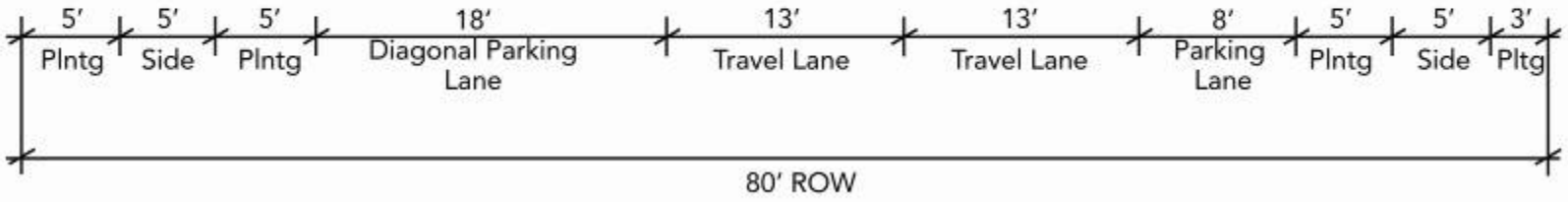
Utah Street - Existing Section



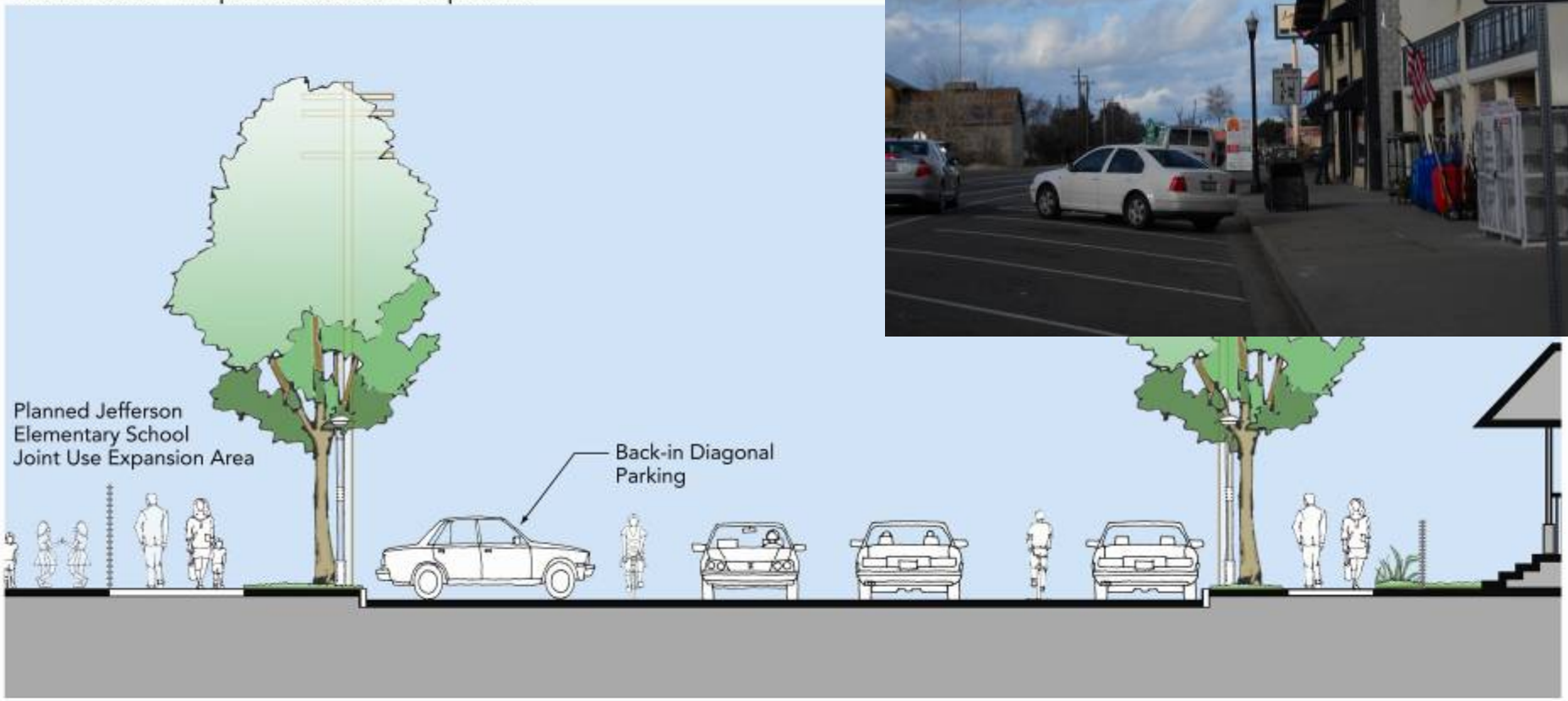


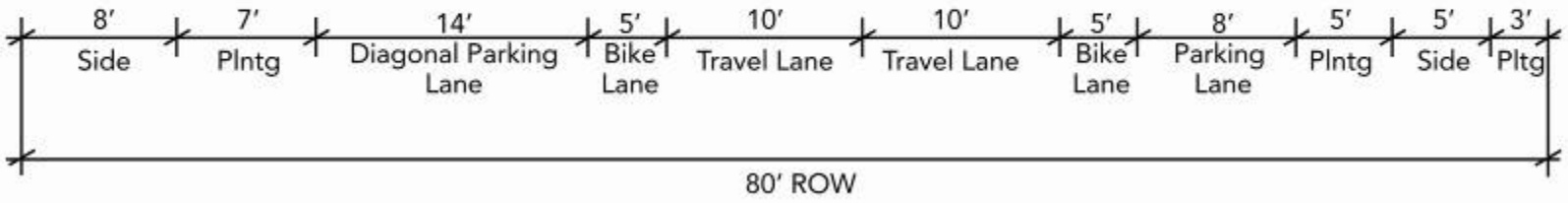
Utah Street - Proposed Section - Option 1





Utah Street - Proposed Section - Option 2





STRATEGIC IMPLEMENTATION

Broadway, New York City

City Repair, Portland

(SE Sherret St & 9th Av, SE 33rd &Yamhill St)

Upper Market, San Francisco

PIERCING
GOTHAM
TATTOO
Orphan Andy's
BREAKFAST · LUNCH · DINNER
TWIN PEAKS
17TH ST

Upper Market, San Francisco

THE CITY OF SAN DIEGO

North Park

Mini-Park

& Associated Streetscapes

MIG